



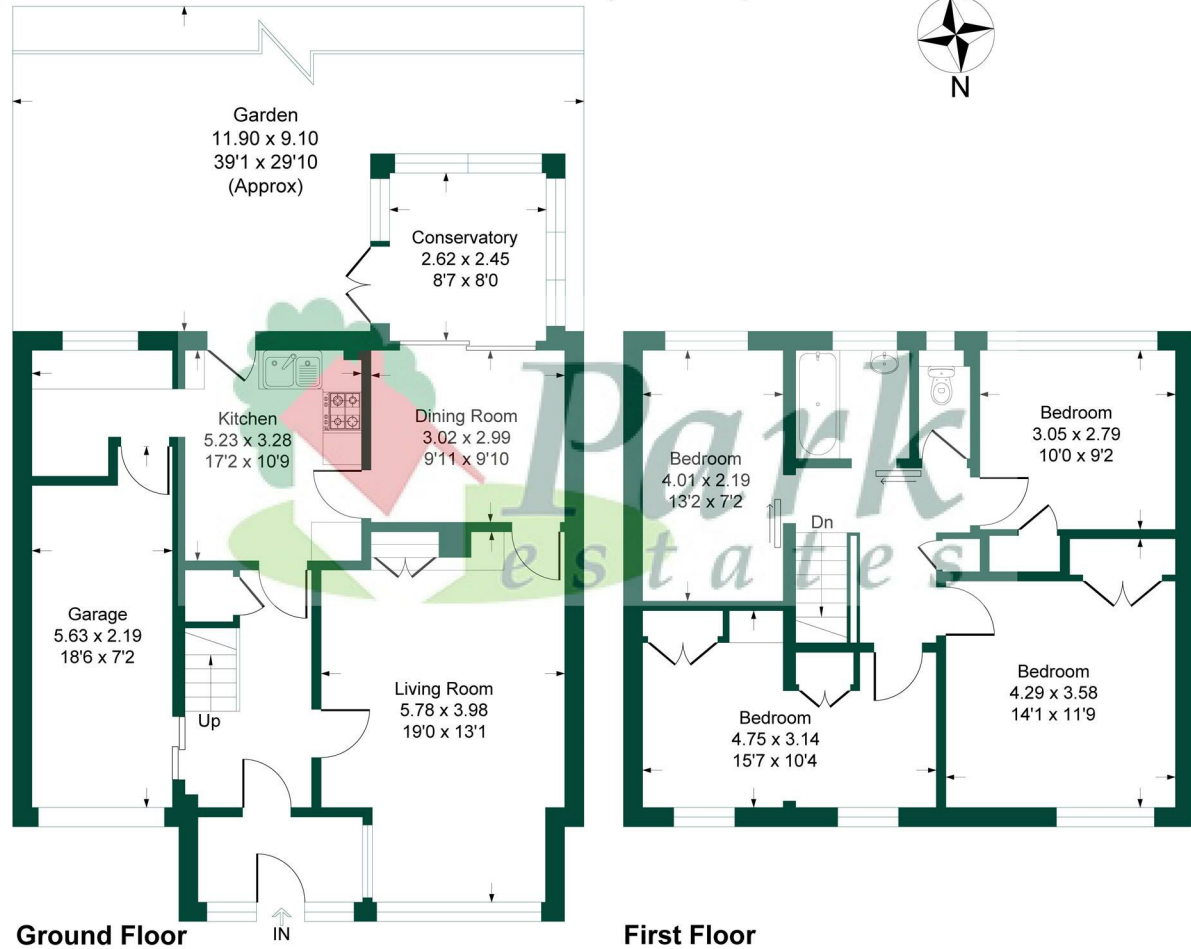
47, Maiden Erlegh Avenue, Bexley DA5 3PF
Asking Price £550,000



“CHAIN FREE Occupying a quiet and desirable residential road just a short walk from Old Bexley Village, this four bedroom extended semi detached home presents an exceptional opportunity for those seeking a full renovation project with huge potential. Surrounded by popular local amenities—including independent shops, restaurants, bars, Bexley Station, Albany Park Station, and a selection of well regarded primary, secondary and grammar schools—this property offers the foundations to create a modern family home in a highly sought after location. The current accommodation comprises an entrance porch, entrance hall, two reception rooms, conservatory/lean to, kitchen and utility area. To the first floor there are four generous bedrooms, a family bathroom and a separate WC. Externally, the property benefits from a front garden with off street parking and a secluded rear garden. Additional features include double glazing, gas central heating and original herringbone wood flooring. A rare opportunity to re-imagine and transform a spacious family home in a prime setting. Early viewing is highly recommended.”

Maiden Erlegh Avenue, Bexley, Kent, DA5

Approximate Gross Internal Area = 120.1 sq m / 1294 sq ft
 Garage = 11.5 sq m / 124 sq ft
 Total = 131.6 sq m / 1418 sq ft



Ground Floor

First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced By Planpix

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	81

Local Authority: Bexley
 Council Tax Band: E



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