



40, Albert Road, Bexley DA5 1NN
Guide Price: £490,000 - £510,000



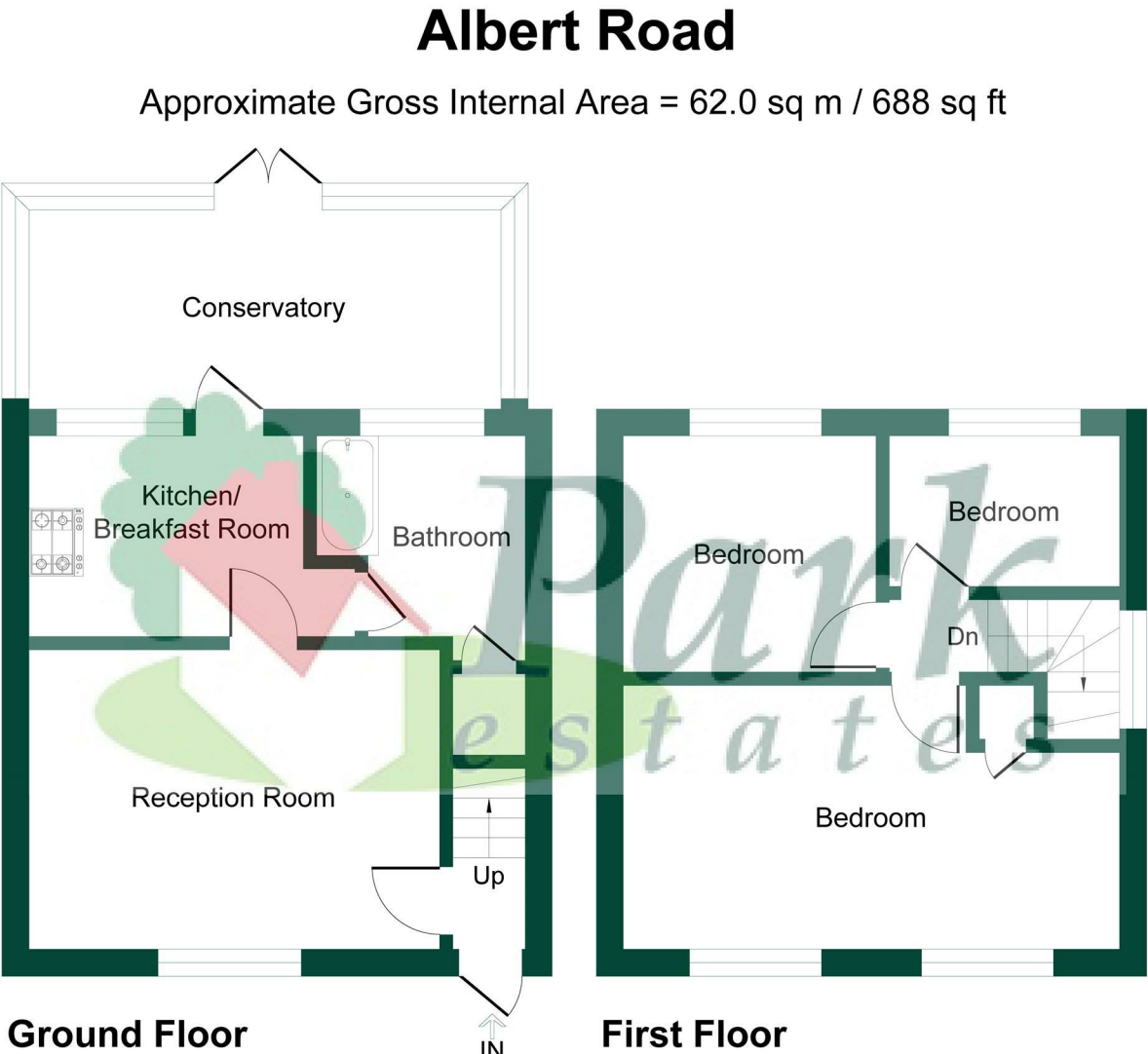
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Chain free, this three-bedroom semi-detached home sits in the heart of Old Bexley Village, perfectly placed for highly regarded primary and secondary schools including Beths and Townley Grammar, as well as an excellent selection of local shops, restaurants, bars, walking distance of Bexley station and wider transport links. Well presented and full of potential, the property offers scope for significant extension—subject to the usual permissions—to create a generous family home. The current layout includes an entrance hall, a bright reception room, a kitchen/breakfast room, a ground-floor bathroom and a double-glazed conservatory. Upstairs, there are three bedrooms. Outside, the property benefits from off-street parking to the front and a substantial rear garden extending to approximately 110ft, complete with rear access and additional parking. Viewing is strongly advised to appreciate both the setting and the full potential this home offers.

Local Authority: Bexley
Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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

01322 553322

Park Estates 60-62 High Street, Bexley, Kent, DA5 1AH

bexley@parkestates.co.uk
www.parkestates.co.uk

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