



17, Baldwyns Park, Bexley DA5 2BE
Guide Price £850,000



This very spacious 5/6 bedroom detached house is situated in a popular location close to all amenities and popular schools and transport links. The property does require some modernisation but offers much larger than average accommodation, your earliest viewing of this super family home comes very highly recommended. Comprising of a downstairs WC, large utility area, 3 reception rooms - with one leading to a large fully fitted kitchen and a huge conservatory with garden access. To the first floor there are 5 bedrooms - one with an ensuite shower room and a family bathroom. Additional features include a 121' approx rear garden, gas central heating, double glazing, store room, detached garage and ample off road parking to the front.

Local Authority: London Borough of Bexley
Council Tax Band: F



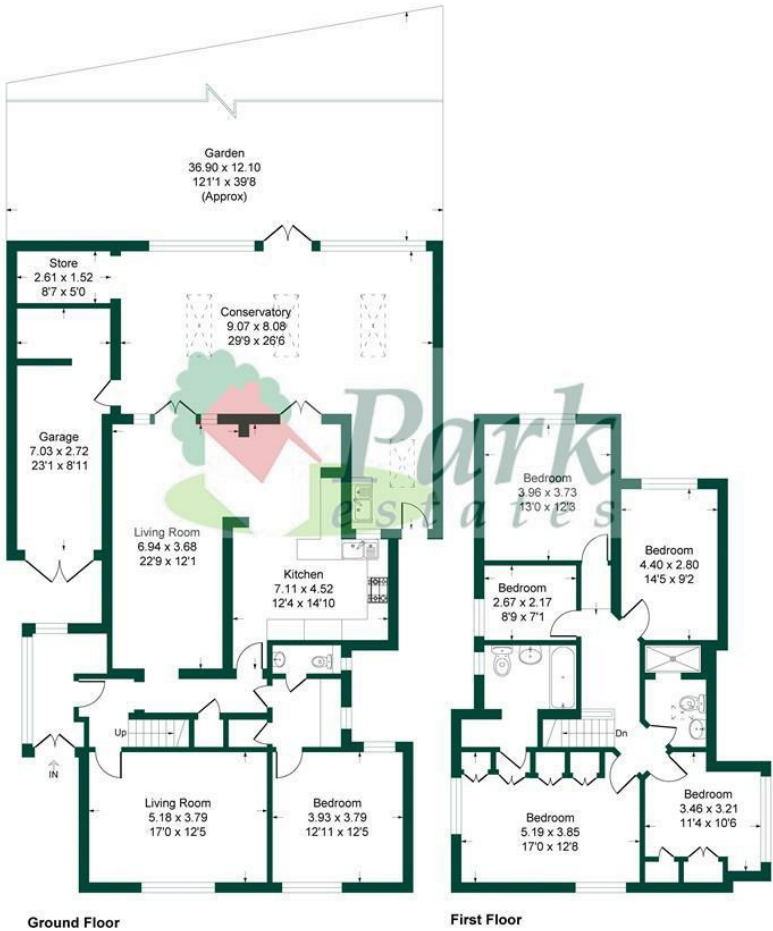
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Baldwyns Park, DA5

Approximate Gross Internal Area = 258.8 sq m / 2786 sq ft
Garage = 18.1 sq m / 195 sq ft
Total = 276.9 sq m / 2981 sq ft



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		85
(81-91) B		
(69-80) C		59
(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

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.