



37, Joydens Wood Road, Bexley DA5 2HU
Guide Price £500,000 -£525,000



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Park Estates are delighted to present this chain free three bedroom semi detached home, ideally positioned on the ever popular Joydens Wood Road. The property is just a short walk from a selection of highly regarded primary and secondary schools, including Wilmington Academy and the Grammar Schools, as well as local shops, restaurants, Joydens Wood Nature Reserve and convenient bus routes. A fantastic family home, the property is well presented throughout and offers spacious accommodation comprising an entrance porch, entrance hall, two reception rooms and a modern kitchen. To the first floor there are three well proportioned bedrooms, a contemporary shower room and a separate WC. The property also offers excellent potential to extend (subject to the relevant planning consents), providing an opportunity to create a larger family home in this sought after location. Externally, the home benefits from a front garden with off street parking and access to a detached garage. The rear garden is secluded and features a charming summerhouse, ideal for families and entertaining. Additional benefits include double glazing and gas central heating.

Local Authority: Dartford

Council Tax Band: E



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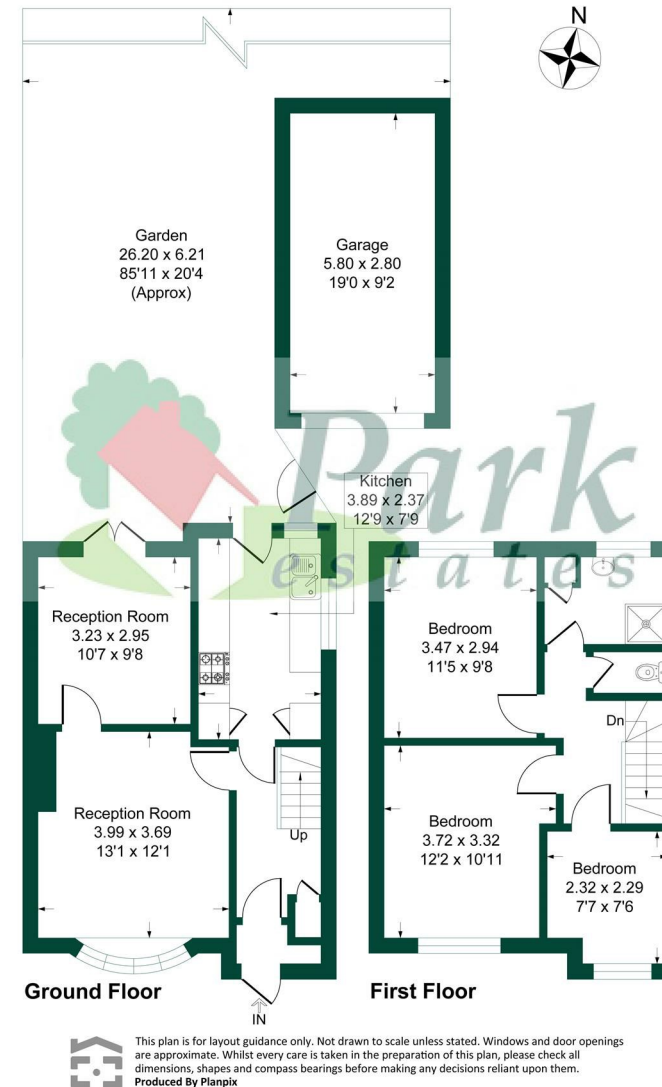
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Joydens Wood Road, DA5

Approximate Gross Internal Area = 83.7 sq m / 901 sq ft

Garage = 16.2 sq m / 175 sq ft

Total = 99.9 sq m / 1076 sq ft



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	73	79
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.