



72, Wansunt Road, Bexley DA5 2DN
Asking Price £1,100,000



Park Estates are delighted to present this four bedroom detached residence, occupying a generous corner plot within one of Bexley's most sought after roads. Ideally positioned just a short walk from Old Bexley Village, the property offers convenient access to its selection of restaurants, shops, bars, and highly regarded primary and secondary schools, including Wilmington Grammar/Academy schools. Bexley Station and a range of transport links are also within easy reach.

The property offers excellent potential for extension, subject to the relevant planning permissions, with the current accommodation comprising an entrance hall, two reception rooms, a fitted kitchen/diner, utility room and ground floor WC. To the first floor, there is a spacious landing, family bathroom and four bedrooms, with the master benefitting from an en suite shower room. Externally, the property features a substantial front garden with ample off street parking via an in and out driveway, along with a secluded rear garden extending approximately 96ft. Additional benefits include an integral double garage, gas central heating, double glazing and the advantage of no onward chain.

Local Authority: Bexley
Council Tax Band: G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

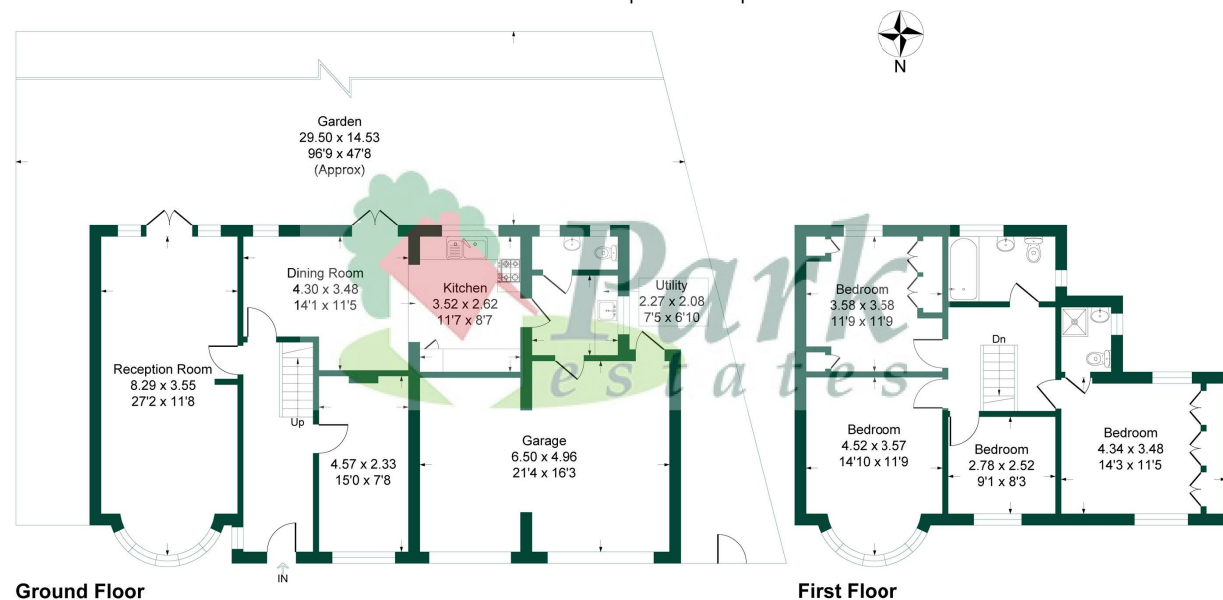
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Wansunt Road, DA5

Approximate Gross Internal Area = 148.8 sq m / 1602 sq ft
Garage = 30.9 sq m / 334 sq ft
Total = 179.7 sq m / 1936 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

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.