



*** CHAIN FREE * THREE BEDROOM SEMI-DETACHED ***

*** OFF ROAD PARKING * POTENTIAL TO EXTEND (STPP) ***

*** WELL PRESENTED THROUGHOUT ***

*** EARLIEST VIEWING HIGHLY RECOMMENDED ***



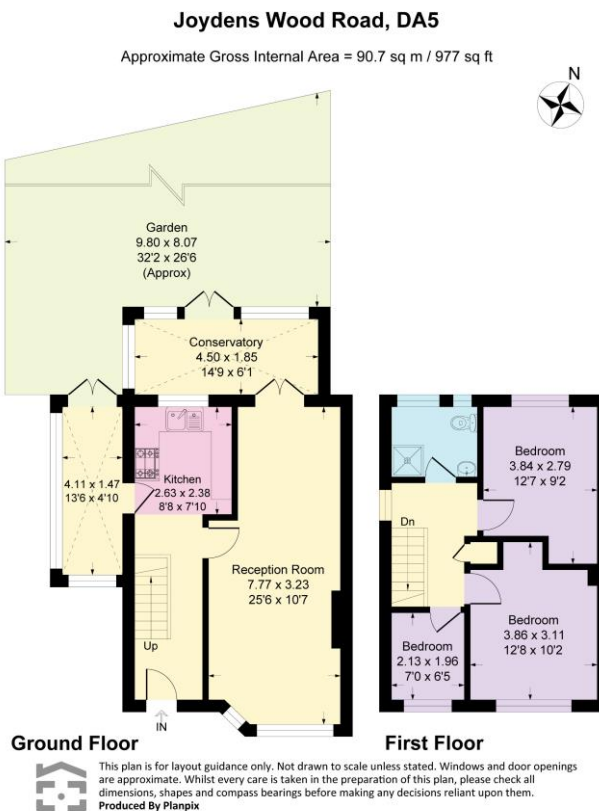
**71 Joydens Wood Road
Bexley, DA5 2HU**

**Guide Price £450,000-
£475,000**

Situated on the highly sought-after Joydens Wood Road, this well-presented three-bedroom semi-detached home is offered to the market with no forward chain, making it an ideal purchase for families and buyers looking for a smooth move. The property boasts spacious and well-maintained accommodation throughout, together with the added benefits of off-road parking and excellent potential to extend, subject to the necessary planning permissions. Conveniently located within easy reach of local amenities, reputable schools and woodland walks, this attractive home offers the perfect balance of comfort, practicality and future potential. Early viewing is highly recommended.



EPC RATING C
COUNCIL TAX BAND E



We understand this property is Freehold.

VIEWING:

Via **Village Estates** on 01322 522111
Monday to Friday 9am-6pm, Saturday 9am-5pm
SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which 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 has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.