



140, Glenhurst Avenue, Bexley DA5 3QN  
Guide Price £900,000 - £925,000



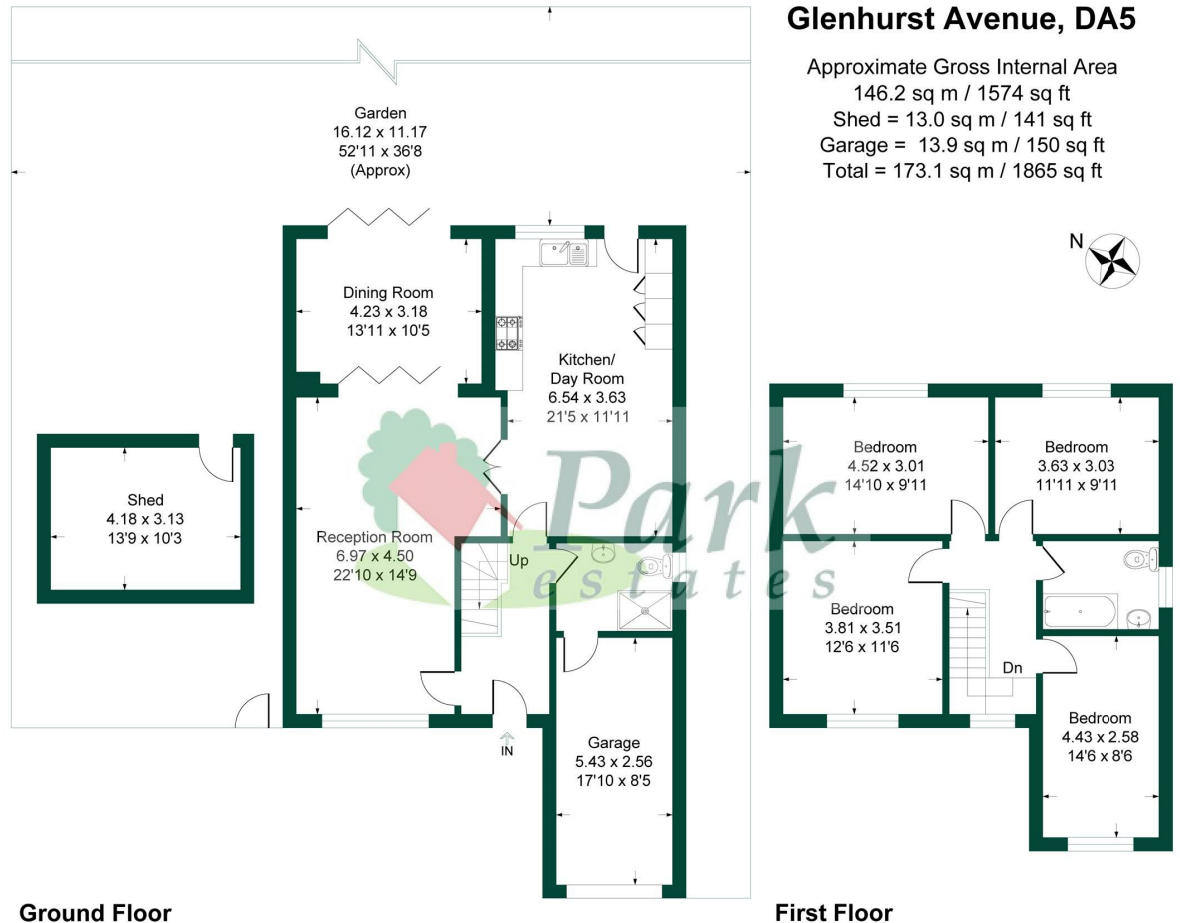
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Park Estates are delighted to present this beautifully appointed four bedroom detached home, enviably positioned on one of Bexley's most sought after roads and just a short walk from Old Bexley Village. The location offers exceptional convenience, with easy access to a wide range of local amenities including well regarded primary and secondary schools, popular Grammar schools, independent shops, restaurants, bars, Bexley Station and excellent transport links. A superb family home, the property offers generous and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, a newly fitted shower room, two spacious reception rooms, and a newly installed kitchen/day room designed for modern family living. To the first floor, a bright landing leads to a newly fitted family bathroom and four well proportioned bedrooms. Occupying a generous corner plot, the property offers exciting potential to extend (subject to the relevant planning permissions). Externally, there is a front garden with off street parking, an integral garage, and a secluded rear and side garden providing excellent outdoor space. Additional benefits include double glazing and gas central heating. Viewing is highly recommended to appreciate the quality, setting and potential of this impressive home.

Local Authority: Bexley  
Council Tax Band: G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Glenhurst Avenue, DA5

Approximate Gross Internal Area  
146.2 sq m / 1574 sq ft  
Shed = 13.0 sq m / 141 sq ft  
Garage = 13.9 sq m / 150 sq ft  
Total = 173.1 sq m / 1865 sq ft

Ground Floor

First Floor



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

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