



*** IN EXCESS OF 1500sqft (INC. GARAGE) * CLOSE TO BEXLEY VILLAGE ***

*** OFF-ROAD PARKING * POTENTIAL TO EXTEND (STPP) * EXTREMELY GENEROUS
GARDEN BOARDING THE RIVER CRAY ***

*** EXTENDED TO GROUND FLOOR * UTILITY ROOM WITH BASIN ***

*** CONSERVATORY TO REAR ***



**120 North Cray Road
Bexley, DA5 3NA**

**Guide Price £650,000-
£675,000**

Situated along the ever-popular North Cray Road in Bexley, this impressive three-bedroom semi-detached home offers a rare combination of space, practicality, and a truly picturesque setting. Boasting over 1,500 sq ft of accommodation (including the garage), the property has been thoughtfully enhanced with a ground floor extension, creating a wider, more sociable kitchen space—ideal for modern family living. A separate utility room with basin adds further convenience, keeping everyday life effortlessly organised. To the rear, a conservatory provides an additional reception area, perfectly positioned to take in views of the outstanding garden. This exceptionally generous outdoor space is a real highlight, backing directly onto the beautiful River Cray. Whether you're hosting summer barbecues, enjoying evenings with friends and family, or simply unwinding with a drink in hand, the setting is nothing short of idyllic. Further benefits include off-road parking and excellent potential for further development, subject to the necessary planning permissions. Ideally located within close proximity to Bexley Train Station and a wide range of local amenities, this home offers both convenience and lifestyle appeal in equal measure. A wonderful opportunity to secure a home



EPC RATING D
COUNCIL TAX BAND E

North Cray Road, DA5

Approximate Gross Internal Area = 130.0 sq m / 1399 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 142.6 sq m / 1535 sq ft



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.