



361, Hurst Road, Bexley DA5 3DU  
Guide Price £650,000 - £675,000





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A spacious and thoughtfully extended five bedroom semi detached home, perfectly positioned for access to highly regarded primary and secondary schools, local shops, Danson Park, and both Albany Park and Sidcup stations, along with excellent transport links. This fantastic family property offers generous and versatile accommodation arranged over three levels. The ground floor features a welcoming porch and entrance hall, a study, a modern kitchen/breakfast room, a bright reception room, a conservatory, and a convenient shower room. On the first floor you'll find four well proportioned bedrooms—three of them comfortable doubles—along with the family bathroom. The top floor is dedicated to an impressive master bedroom complete with its own en suite shower room. Externally, the property benefits from off street parking to the front and a beautifully landscaped rear garden, ideal for entertaining, complete with a bar area and rear access. Additional features include fitted shutter blinds, double glazing, gas central heating, and the advantage of no forward chain. A superb opportunity to secure a substantial family home in a sought after location. Early viewing is highly recommended.

Local Authority: Bexley  
Council Tax Band: E

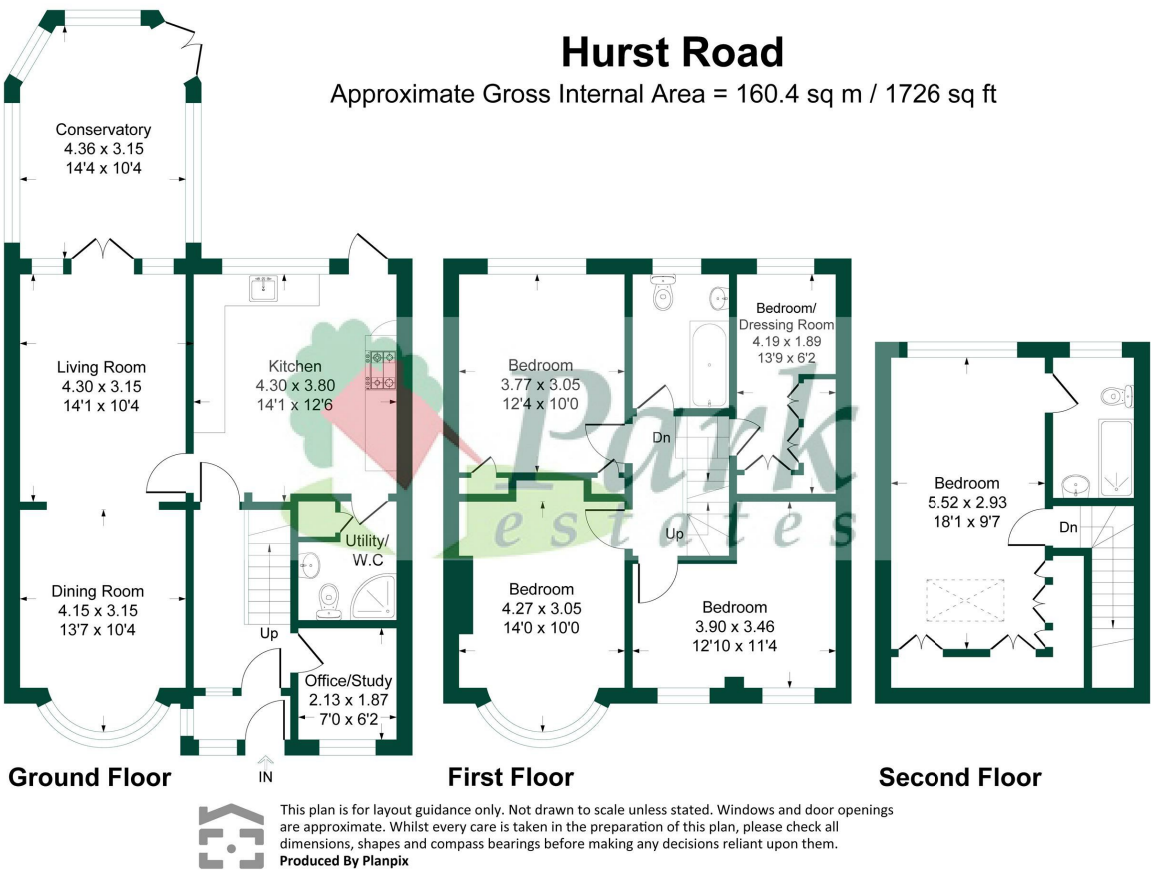


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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running 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                             | 72      | 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.