



38, Carisbrooke Avenue, Bexley DA5 3HT  
Guide Price £725,000 - £750,000



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Park Estates are delighted to present this well appointed and extended four bedroom semi detached home, ideally positioned just moments from Albany Park station, a choice of highly regarded primary and secondary schools, and a selection of local shops.

Beautifully presented throughout, this superb family home offers versatile and generous living accommodation arranged over three floors.

The ground floor comprises an inviting entrance hall, a spacious through lounge/diner, a second reception room currently utilised as a home office with bespoke fitted furniture, a modern ground floor shower room, a utility room, and a contemporary fitted kitchen.

To the first floor there are three well proportioned bedrooms and a family bathroom. The impressive principal bedroom occupies the entire second floor and features fitted wardrobes and a stylish ensuite shower room.

Additional benefits include double glazing, gas central heating, front and rear gardens, and an EV charging point. There is also further potential to extend, subject to the usual planning consents.

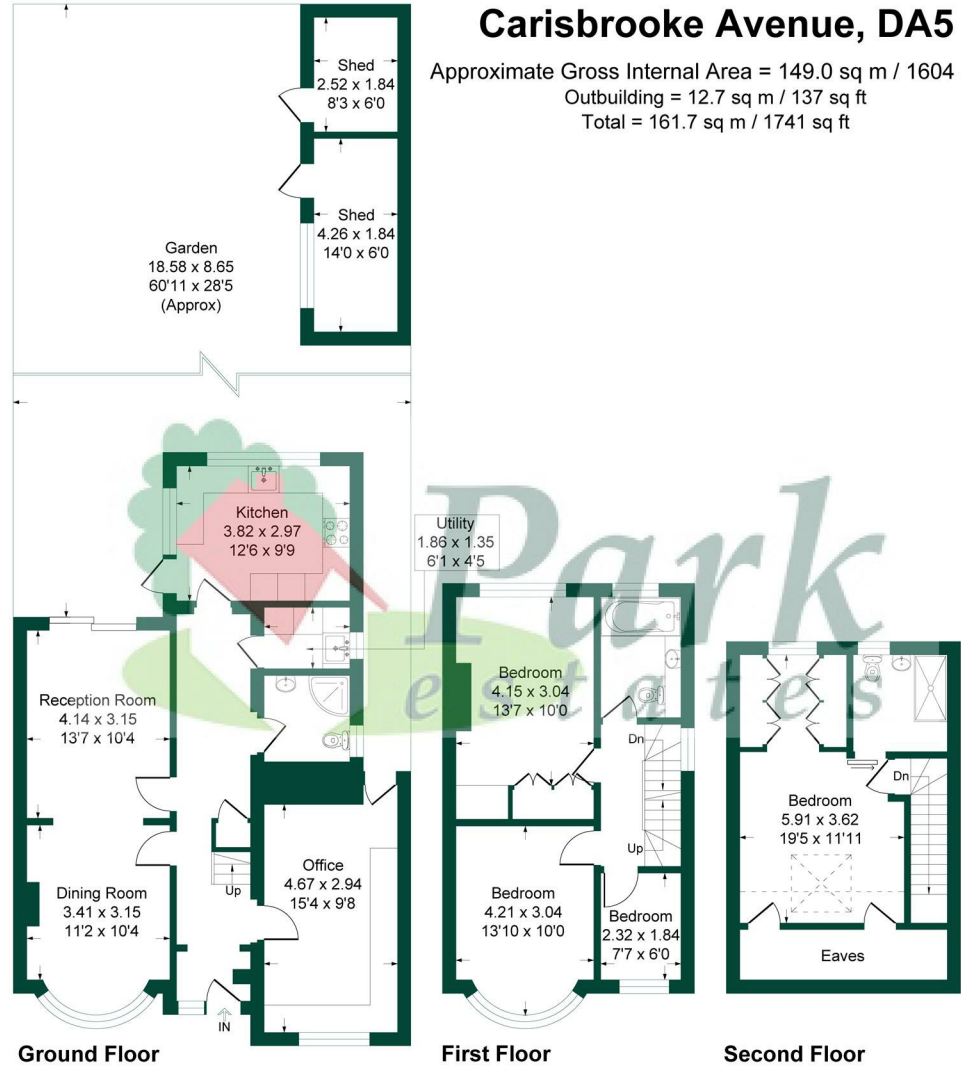
Early viewing is highly recommended to fully appreciate everything this excellent family home has to offer."

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		
	69	79
England & Wales	EU Directive 2002/91/EC	



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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