



**Albert Road, Bexley, Kent, DA5 1NN**  
**Guide Price £490,000-£510,000**

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Ref: BX1111772

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

**Park Estates are pleased to offer onto the market this three bedroom semi detached house, situated within a popular road in the heart of Old Bexley Village, just a minutes walk of all popular local amenities including Bexley Station, schools and shops. Offering a wealth of potential to extend subject to relevant planning consents, the current accommodation comprises of entrance hall, one reception room, fitted kitchen / breakfast room and a ground floor bathroom. To the first floor there are three well presented bedrooms. Benefits to note include a large front garden and 110' rear garden with rear access and off street parking, double glazing and gas central heating. Viewing is highly recommended.**

### **Entrance Hall**

Single glazed hardwood front door. Laminate flooring.

### **Reception 1**

15' 7" x 10' 9" (4.75m x 3.27m) Laminate flooring. Radiator. Coving. Double glazed window to front.

### **Kitchen**

10' 4" x 7' 8" (3.15m x 2.34m) Radiator. Breakfast bar. Part tiled walls. Wall and base units. Inset sink, drainer and mixer taps. Double glazed door to rear. Electric hob. Electric fan oven. Coving. Spotlights.

### **Landing**

Single glazed window to side. Loft access. Dado rail. Carpet.

### **Bedroom 1**

18' 5" x 10' 3" (5.61m x 3.12m) Carpet. Two double glazed windows to front. Radiator. Built in cupboard.

### **Bedroom 2**

9' 6" x 8' 6" (2.89m x 2.59m) Carpet. Fitted wardrobes. Radiator. Double glazed window to rear.



### **Bedroom 3**

8' 9" x 6' 7" (2.66m x 2.01m) Carpet. Radiator. Double glazed window to rear. Dado rail. Wall units.

### **Bathroom**

8' 2" x 7' 7" (2.49m x 2.31m) Tiled flooring. Part tiled walls. Shower cubicle. Low level wc. Pedestal wash hand basin. Panelled bath. Double glazed frosted windows to rear and side. Coving. Spotlights. Wall mounted heated towel rail.

### **Rear Garden**

110' (33.50m) (approx) Patio. Shrubs. Lawn. Side access. Outside tap. Double doors to rear hardstanding with off street parking.

### **Front Garden**

Mainly laid to lawn.

### **Council Tax**

Band C.

