

59, Arbuthnot Lane, Bexley DA5 1EH
Asking Price £625,000



Park Estates are delighted to offer onto the market this larger than average three bedroom extended semi detached house, ideally positioned for a selection of highly regarded primary and secondary schools including Townley Grammar, Bexley Grammar and BETHS Grammar, as well as Broadway Shopping Centre, Old Bexley Village with a good selection of restaurants, bars, independent shops and excellent transport links. A fantastic family home, the property provides generous and versatile living accommodation throughout. The ground floor comprises an entrance porch, entrance hall, one reception room, and an impressive open plan fitted kitchen/dining and living space, study and a modern ground floor shower room. To the first floor, there is a family bathroom, separate WC, and three well proportioned bedrooms two of which benefitting from fitted wardrobes. Externally, the property features both front and rear gardens. The front offers off street parking, while the secluded rear garden benefits from a high quality, versatile outbuilding—ideal for entertaining, home office use, or a games room. Additional benefits include a newly installed heat pump, double glazing, and further potential to extend (subject to the relevant planning permissions), making this an excellent opportunity for those seeking a spacious and future proof family home. Viewing is highly recommended.

Local Authority: Bexley
Council Tax Band: E



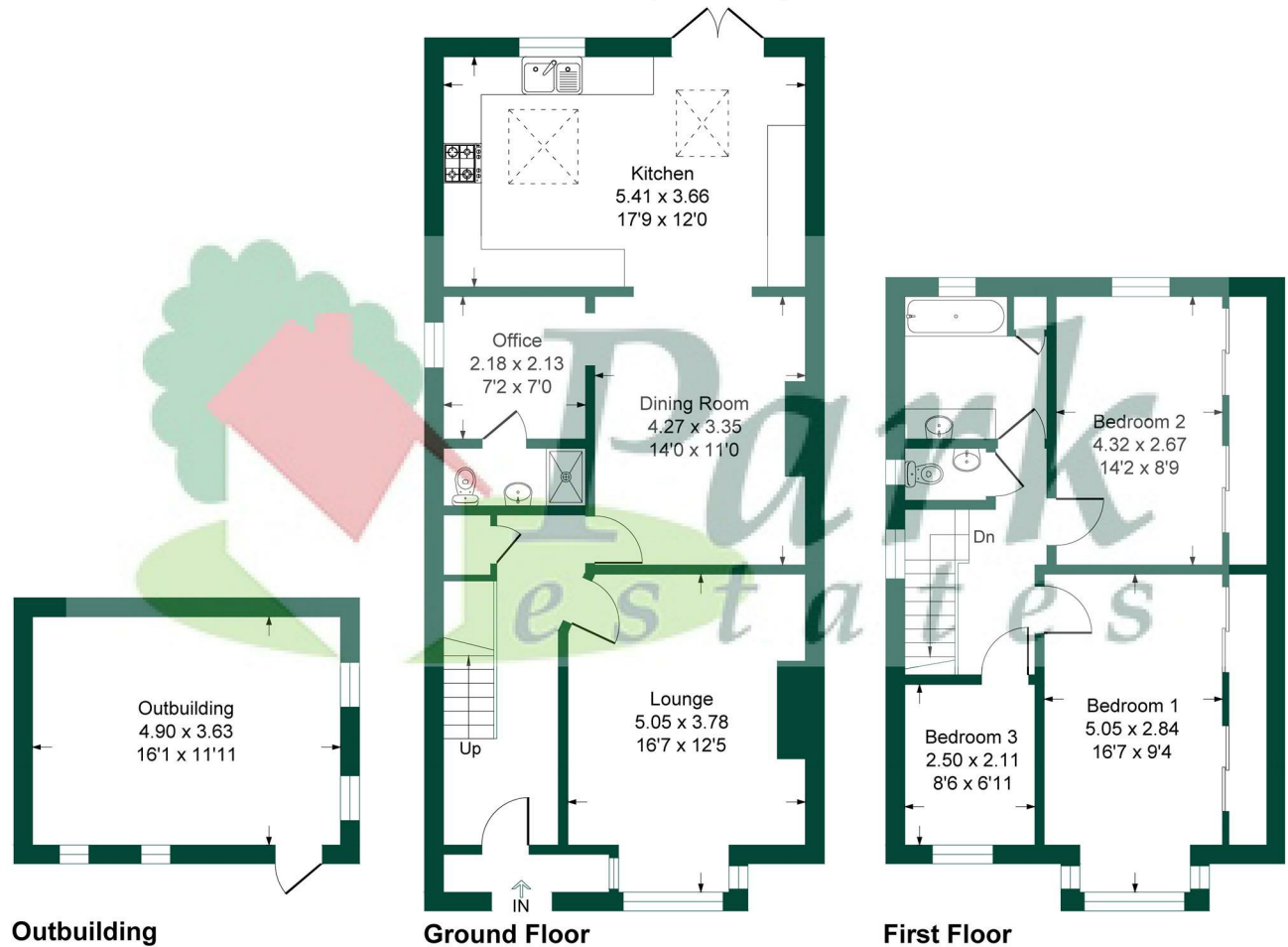
01322 553322

60-62 High Street, Bexley, Kent DA5 1AH

bexley@parkestates.co.uk
www.parkestates.co.uk

Arbuthnot Lane

Approximate Gross Internal Area = 127.1 sq m / 1368 sq ft
Outbuilding = 17.7 sq m / 191 sq ft
Total = 144.8 sq m / 1559 sq ft



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

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.