



7, Margaret Road, Bexley DA5 1DX  
Asking Price £525,000



CHAIN FREE and positioned within a quiet close, this larger than average three bedroom semi detached home enjoys convenient access to a selection of well regarded primary and secondary schools, Danson Park, local shops, and excellent transport links. A superb family home, it offers generous accommodation with clear potential to extend (subject to the relevant planning permissions). The ground floor comprises an inviting entrance hall, two spacious reception rooms—one opening directly into the kitchen—and a modern double glazed conservatory overlooking the rear garden. Upstairs, you will find three well proportioned bedrooms and a family bathroom. Externally, the property features both front and rear gardens, with the front providing valuable off street parking. Additional benefits include double glazing and gas central heating. Early viewing is highly recommended.

Local Authority: Bexley  
Council Tax Band: E



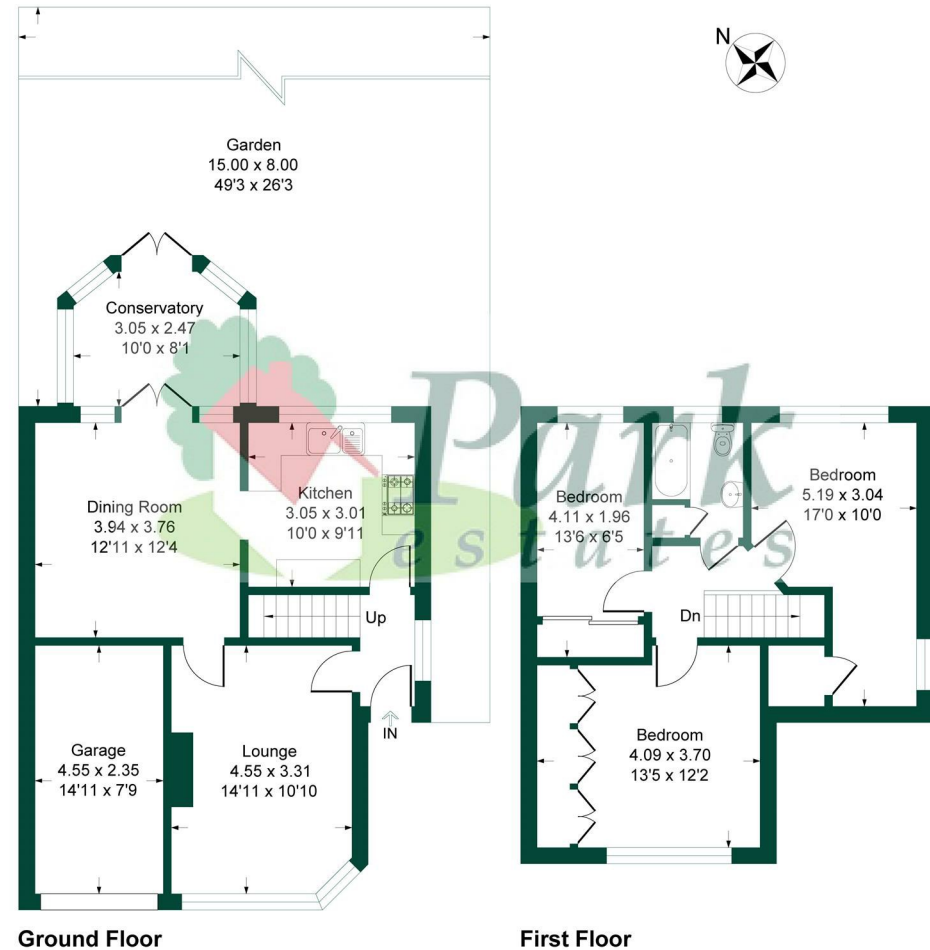
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## Margaret Road, DA5

Approximate Gross Internal Area = 98.9 sq m / 1065 sq ft  
Garage = 10.6 sq m / 115 sq ft  
Total = 109.5 sq m / 1180 sq ft



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		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

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.