



- * THREE BEDROOM SEMI-DETACHED * GARAGE TO SIDE *
- * OFF ROAD PARKING * FRONT PORCH EXTENSION *
- * POTENTIAL TO EXTEND (STPP) * SOUTH-EAST FACING GARDEN *
- * EPC GRADED C * COUNCIL TAX BAND E *



77 Spurrell Avenue
Bexley, DA5 2EX

£475,000

Situated in the highly sought-after Joydens Wood area, this well-presented three-bedroom semi-detached home offers an excellent opportunity for families and buyers looking to create their forever home. The property benefits from off-road parking, a garage, and a practical front porch extension, providing additional entrance space and everyday convenience. To the rear, a generous south-east facing garden enjoys plenty of natural sunlight throughout the day, making it ideal for relaxing, entertaining, or family life. Inside, the home offers well-proportioned accommodation with further scope to modernise or reconfigure to suit individual tastes. Importantly, there is excellent potential to extend (subject to the necessary planning permissions), allowing purchasers the opportunity to add further living space and enhance the property's long-term value. Ideally positioned on the popular Spurrell Avenue, the property enjoys easy access to Joydens Wood's local amenities, well-regarded schools, woodland walks, and convenient transport links. Offering a fantastic combination of location, potential, and outdoor space, this is a wonderful opportunity to acquire a home with plenty of scope for future growth. Early viewing is highly recommended.



EPC RATING C
COUNCIL TAX BAND E

Spurrell Avenue, DA5

Approximate Gross Internal Area = 92.5 sq m / 996 sq ft
Garage Area = 12.5 sq m / 135 sq ft
Total Area = 105.0 sq m / 1131 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, shape and compass bearings before making any decisions reliant upon them.
Produced By Planica

We understand this property is Freehold.

VIEWING:

Via **Village Estates** on 01322 522111
Monday to Friday 9am-6pm, Saturday 9am-5pm

SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

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