



48, Spurrell Avenue, Bexley DA5 2EX
Guide Price £950,000 - £980,000



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Park Estates are delighted to offer onto the market this well presented and spacious four bedroom detached house, ideally positioned within the ever popular Joydens Wood location. The property enjoys convenient access to a selection of well regarded primary and secondary schools, including Wilmington Grammar and Academy Schools, local shops, Birchwood Park Golf & Country Club, bus routes and excellent motorway links. A fantastic family home, the property offers generous accommodation throughout. The ground floor comprises a welcoming entrance hall, ground floor shower room, good sized reception room with bi folding doors to the rear, a kitchen / breakfast room featuring a bespoke bar area, and a separate utility room. To the first floor there is a modern family bathroom and four double bedrooms, two of which benefit from en suite shower rooms. A fixed staircase leads to a large loft space, providing excellent additional potential. Externally, the property boasts a front garden with off street parking for two to three cars, along with an integral garage. The secluded and landscaped rear garden features a covered seating area — ideal for entertaining and families alike. Additional benefits include double glazing, gas central heating and a log burner. Viewing is highly recommended.

Local Authority: Dartford
Council Tax Band: E

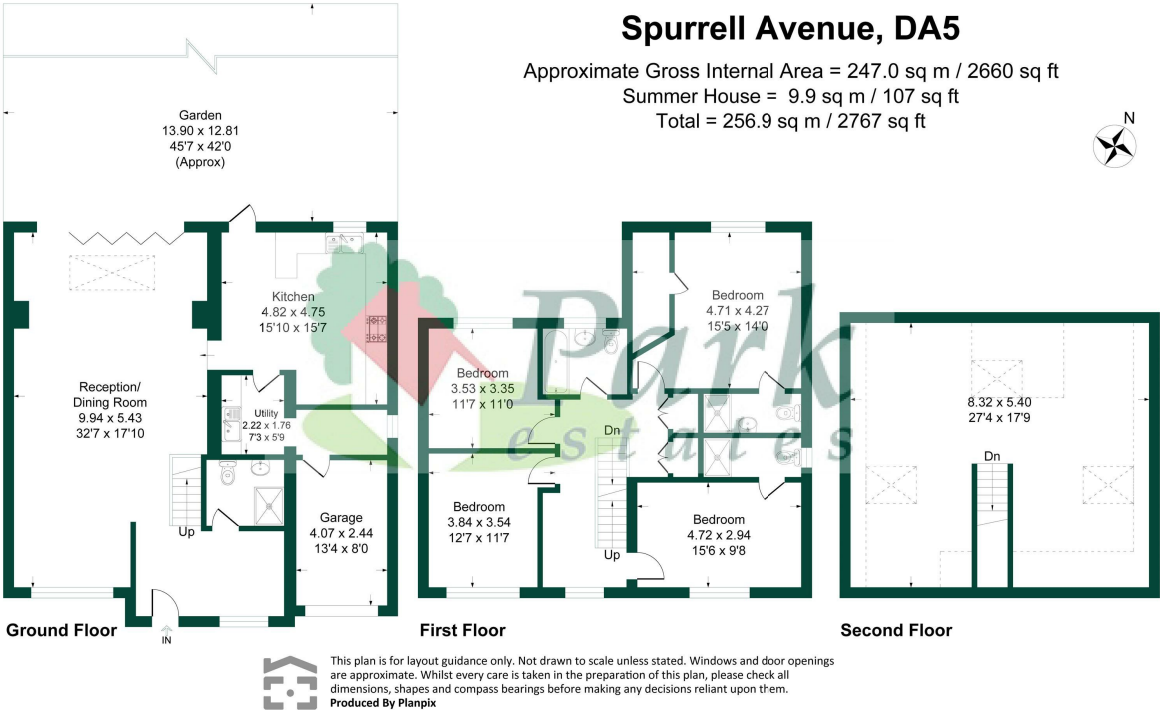


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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