



38, Carisbrooke Avenue, Bexley DA5 3HT
Asking Price £700,000



CHAIN FREE. Park Estates are delighted to present this well appointed and extended four bedroom semi detached home, ideally positioned just moments from Albany Park station, a choice of highly regarded primary and secondary schools, and a selection of local shops.

Beautifully presented throughout, this superb family home offers versatile and generous living accommodation arranged over three floors.

The ground floor comprises an inviting entrance hall, a spacious through lounge/diner, a second reception room currently utilised as a home office with bespoke fitted furniture, a modern ground floor shower room, a utility room, and a contemporary fitted kitchen.

To the first floor there are three well proportioned bedrooms and a family bathroom. The impressive principal bedroom occupies the entire second floor and features fitted wardrobes and a stylish ensuite shower room.

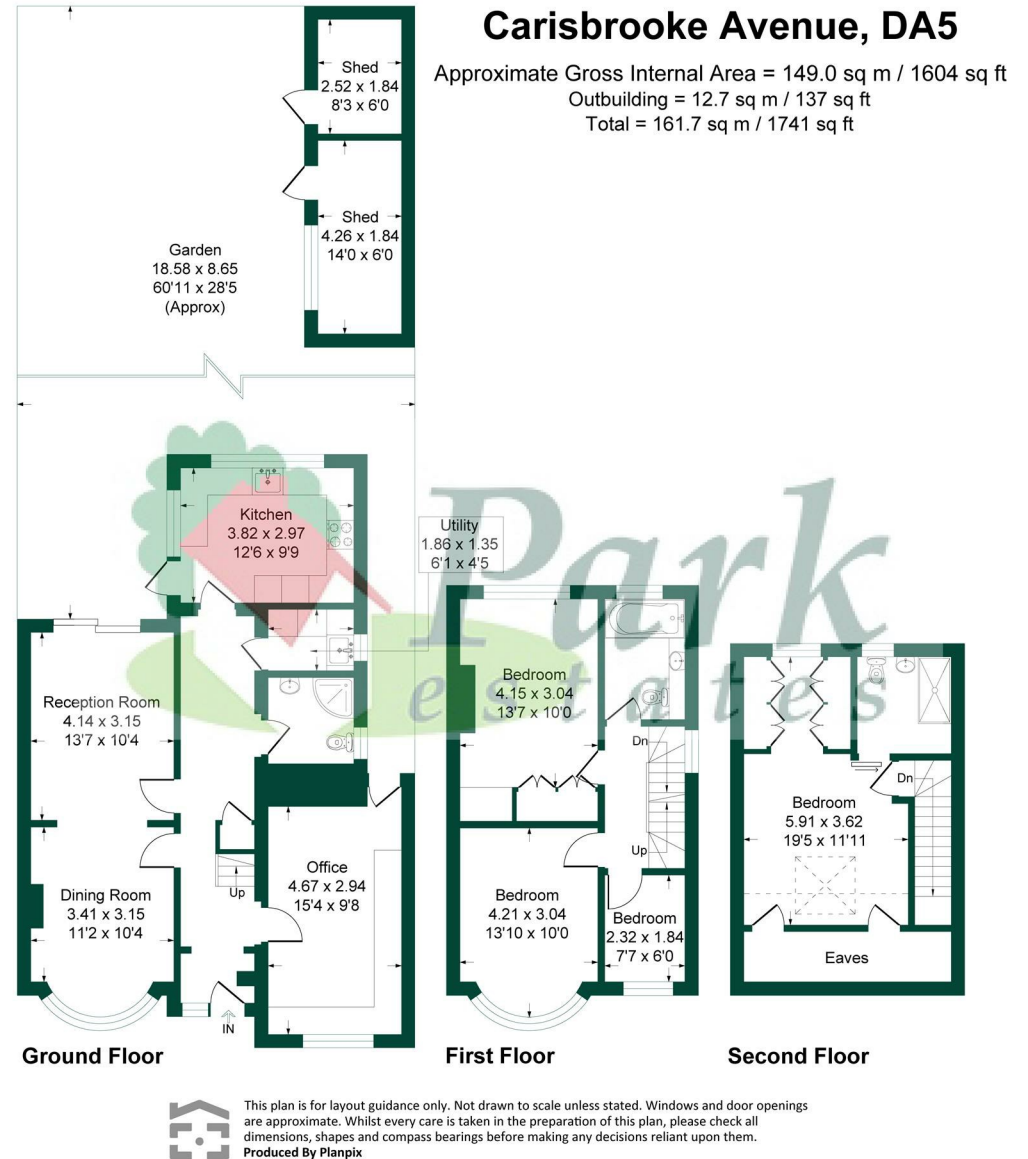
Additional benefits include double glazing, gas central heating, front and rear gardens, and an EV charging point. There is also further potential to extend, subject to the usual planning consents.

Early viewing is highly recommended to fully appreciate everything this excellent family home has to offer."

Local Authority: Bexley
Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	69	79
England & Wales EU Directive 2002/91/EC		



01322 553322

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

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

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.