



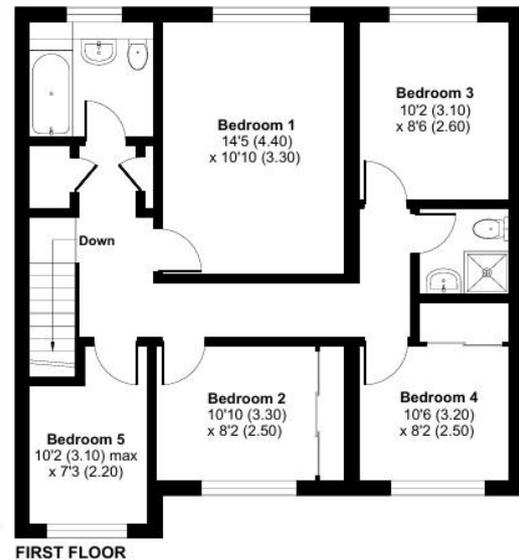
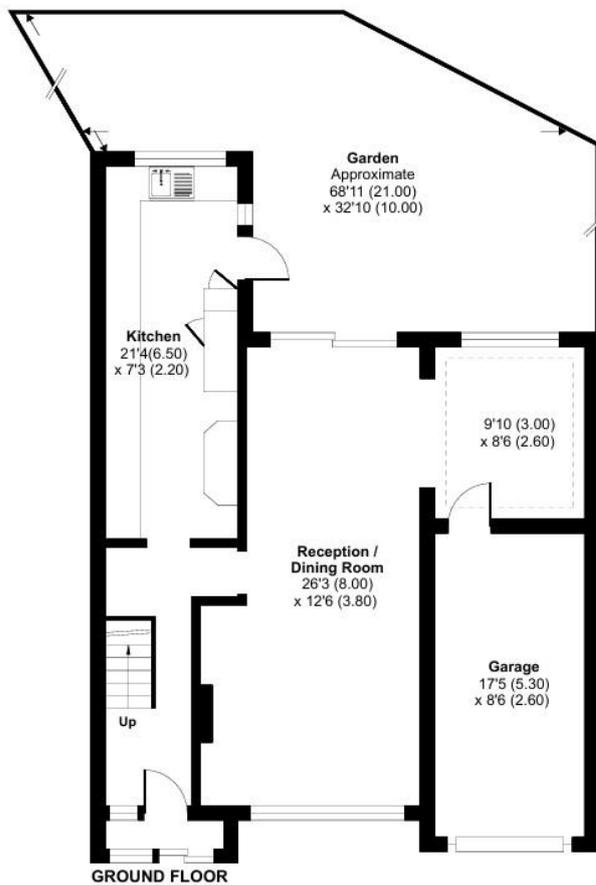
- \* FIVE BEDROOM FAMILY HOME \* SOUGHT AFTER LOCATION \*
- \* CLOSE TO LOCAL SCHOOLS \* OFF ROAD PARKING TO FRONT \*
- \* LARGE RECEPTION ROOMS \* GARAGE \* BATHROOM AND SHOWER ROOM \*
- \* WALKING DISTANCE TO ALBANY PARK AND BEXLEY STATIONS \*
- \* GOOD SIZED REAR GARDEN \* INTERNAL VIEWING RECOMMENDED \*



Situated on the desirable Arcadian Avenue in Bexley, this well-presented semi detached house is perfect for families seeking both space and comfort. Offering five bedrooms and two bathrooms, this substantial home combines contemporary living with traditional charm, ensuring flexible accommodation for growing families or those who require space for a home office.



**EPC RATING D**  
**COUNCIL TAX BAND F**



**Arcadian Avenue, Bexley, DA5**

Approximate Area = 1387 sq ft / 128.8 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1535 sq ft / 142.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Arron Fortune Property Services Ltd. REF: 1261271

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.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which 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 has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.