



**\* THREE BEDROOMS \* LIVING ROOM \***

**\* KITCHEN/DINER \* BASEMENT WHICH COULD BE USED AS OFFICE \***

**\* FAMILY BATHROOM \* CLOSE TO CRAYFORD STATION \***

**\* EXCELLENT SCHOOL CATCHMENT \* LARGE REAR GARDEN \***

**\* VIEWING ADVISED \* CHARMING PERIOD PROPERTY \***



**62 Bexley Lane  
Dartford, DA1 4DD**

**Guide Price £425,000 - £450,000**

Village Estates are delighted to present to the market this spacious **THREE BEDROOM PERIOD PROPERTY**. Offering a large rear garden with outbuilding along with a basement which could be used as a home office. Situated within easy reach of a vast array of local shops, schools and travel links including Crayford train station. Viewing comes highly recommended...



**EPC RATING E**  
**COUNCIL TAX BAND D**

#### **Bexley Lane, DA1**

Approximate Gross Internal Area = 121 sq m / 1304 sq ft  
Approximate Outbuilding Internal Area = 5 sq m / 58 sq ft  
Approximate Total Internal Area = 126 sq m / 1362 sq ft  
(excludes store)



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

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.