



- * NO FORWARD CHAIN * THREE BEDROOMS *
- * DOWNSTAIRS TOILET * GARAGE TO REAR * FREEHOLD *
- * PARKING TO REAR * OVERLOOKING GRASS AREA *
- * KITCHEN/DINING AREA *



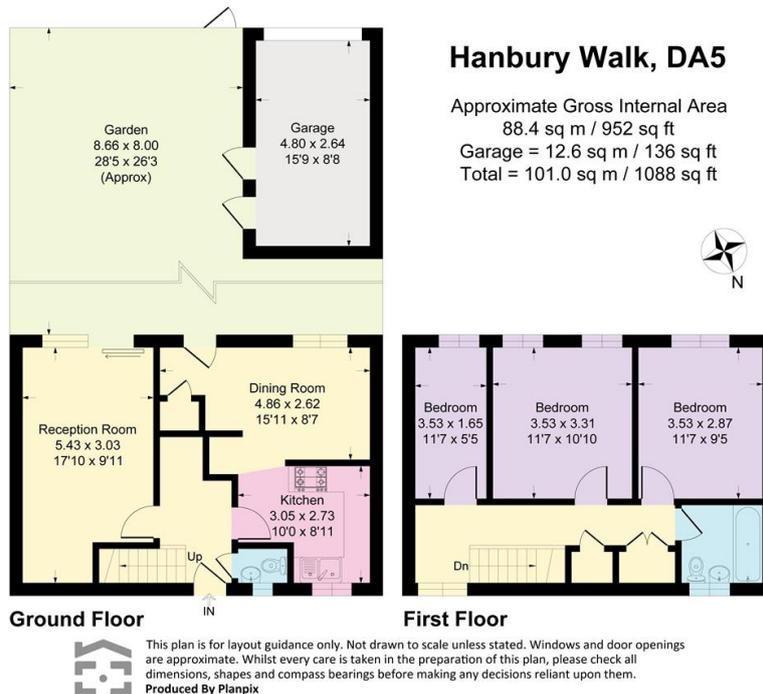
80 Hanbury Walk
Bexley, DA5 2JJ

**Guide Price £350,000-
£375,000**

Situated in the sought-after location of Hanbury Walk, Joydens Wood, this well-proportioned three-bedroom mid-terrace home offers excellent living space and is ideal for families, first-time buyers, or those looking to put their own stamp on a property. The accommodation comprises a welcoming reception room, separate dining room, and a fitted kitchen, creating a practical layout for both everyday living and entertaining. A downstairs WC adds further convenience. Upstairs, the property benefits from three good-sized bedrooms and a family bathroom, providing comfortable accommodation for a growing household. Externally, the home benefits from a garage to the rear, offering useful storage or parking. The property is offered with no forward chain, allowing for a smoother and potentially quicker purchase. Located in the popular residential area of Joydens Wood, the property is well positioned for local amenities, schools, and transport links, as well as nearby woodland and green spaces. Early viewing is highly recommended to appreciate the potential this home has to offer.



EPC RATING D
COUNCIL TAX BAND C



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.