

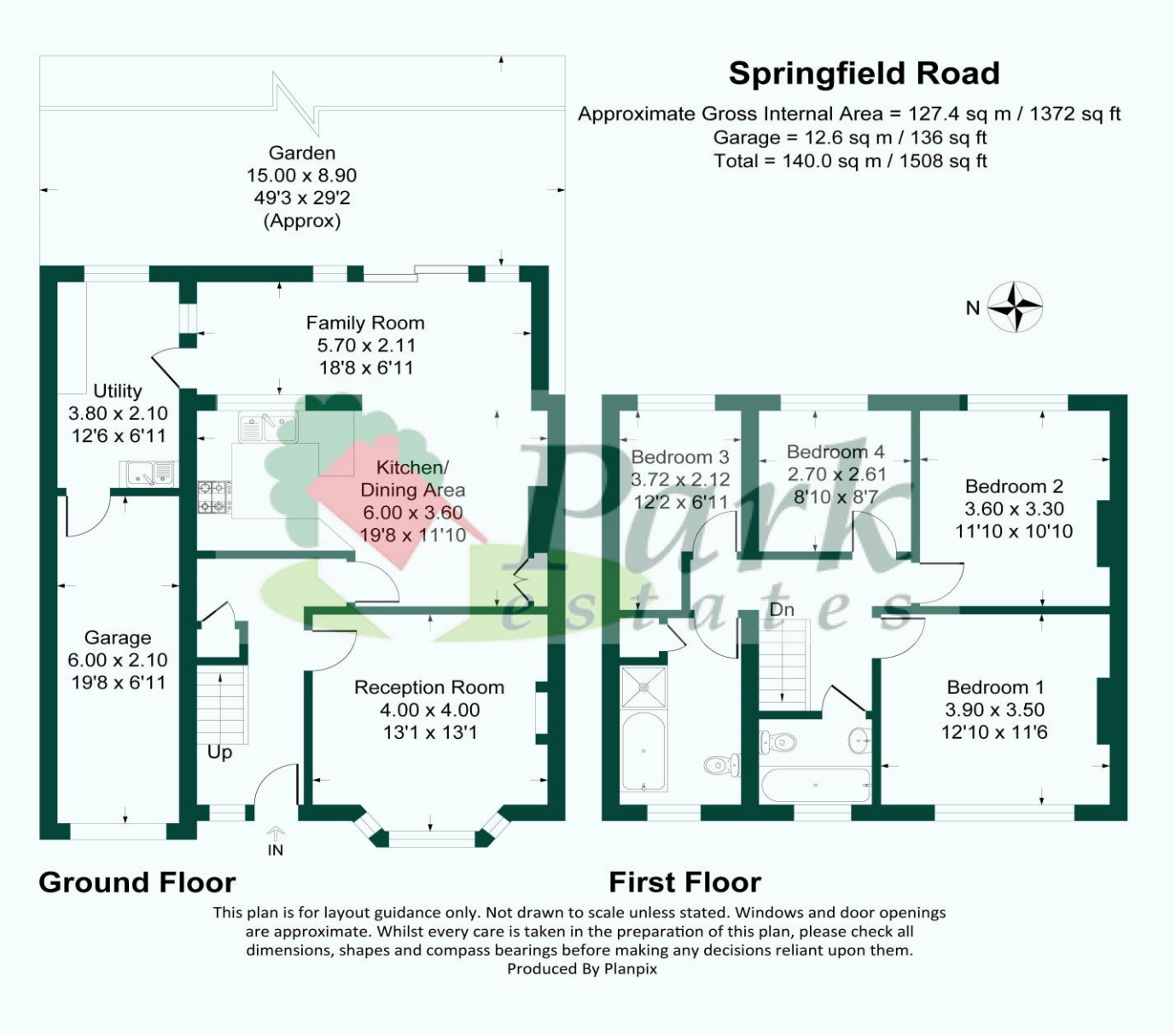


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	76 C
39-54	E		
21-38	F		
1-20	G		



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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.

Park Estates are delighted to present this beautifully extended four-bedroom semi-detached home, perfectly situated on a sought-after road just a short stroll from an array of popular amenities. These include the Broadway Shopping Centre, local restaurants, a selection of highly regarded schools such as Townley Grammar, Barnehurst Station, the Superloop express service to Abbey Wood and the Elizabeth Line, as well as other excellent transport connections. An ideal family residence, the property offers generous and adaptable living space, comprising a welcoming entrance hall, a comfortable reception room, and a contemporary open-plan kitchen and dining area that seamlessly flows into an additional family lounge. There is also a separate utility room for added convenience. Upstairs, a bright landing leads to four well-proportioned bedrooms and two independent bathrooms, thoughtfully designed to suit a growing family's needs. Outside, the home features off-street parking for one vehicle, with further residents' bays available outside. A charming front garden complements the striking east-facing rear garden, complete with a summerhouse and newly installed fencing for added privacy. Further benefits include double glazing, gas central heating, an integral garage, plantation shutter blinds, and a fitted alarm system. This home must be viewed to be fully appreciated.

Combi boiler is on wall in utility room - Installed 6 years ago - 1 year warranty remaining - serviced yearly.
Loft is boarded & insulated & has drop down access ladder
Garden fencing is 18 months old and treated
Residents parking permits can be purchased If required

Local Authority: Bexley
Council Tax Band: E

