

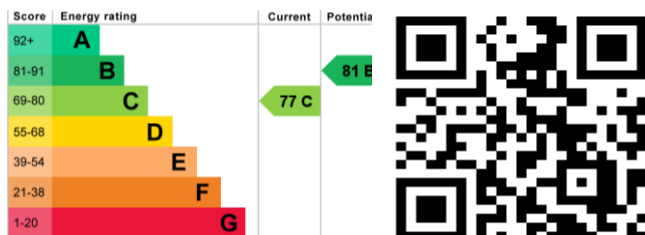


MAIDEN ERLEGH AVENUE BEXLEY KENT  
DA5 3PB  
GUIDE PRICE: £525,000 - £550,000 | Freehold



Park Estates are delighted to present this attractive three-bedroom semi-detached home, quietly positioned on a sought-after residential road and ideally placed for a wide range of local amenities. Within easy reach are highly regarded schools, local shops, the charming Old Bexley Village, Bexley Woods, and excellent transport links including Bexley and Albany Park stations. The property offers superb scope for extension, subject to the relevant planning consents, and currently comprises an entrance porch, welcoming hallway, two spacious reception rooms, and a well-appointed kitchen. Upstairs, a bright landing leads to three generously proportioned bedrooms and a modern shower room. Externally, the home benefits from a front garden and driveway providing off-street parking, while to the rear lies a substantial family garden extending to approximately 60ft—perfect for outdoor entertaining and children’s play. Further advantages include a garage, double glazing, gas central heating, original solid wood herringbone flooring, and a combination boiler. This is a property brimming with potential, combining immediate comfort with exciting future possibilities. Early viewing is highly recommended.

Local Authority: Bexley  
Council Tax Band: E



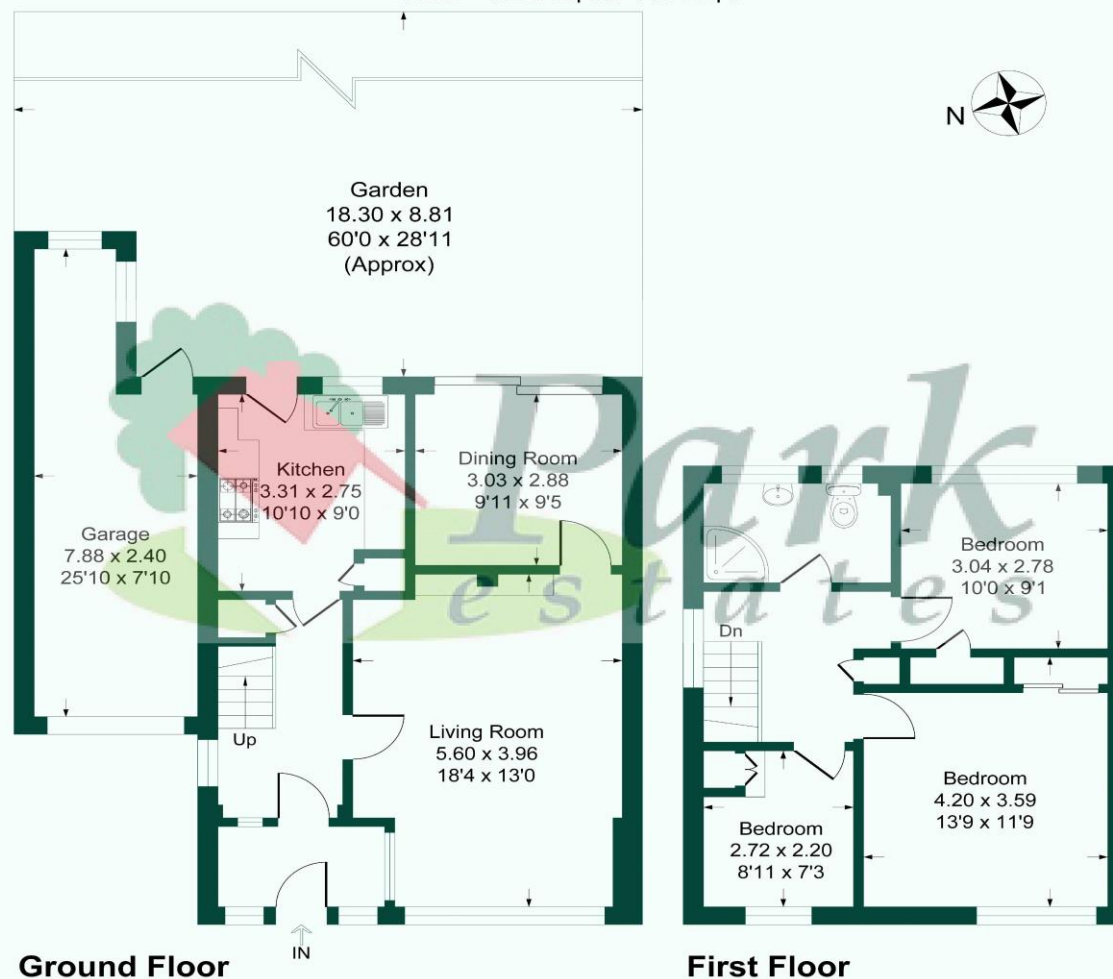
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## Maiden Erlegh Avenue, DA5

Approximate Gross Internal Area = 93.6 sq m / 1008 sq ft

Garage = 16.2 sq m / 174 sq ft

Total = 109.8 sq m / 1182 sq ft



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

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.