



- \* Entrance Porch \* Cloakroom \***
- \* Two Receptions \* Kitchen/Diner \* Four Bedrooms \***
- \* Family Bathroom \* Separate WC \***
- \* Approx 90' Rear Garden \* Off Road Parking To Front \* Garage \***



**88 Bladindon Drive  
Bexley, DA5 3BN**

**Guide Price £525,000**

Village Estates are delighted to present to the market this spacious and extended 4 bedroom semi-detached family home situated in the ever popular Bladindon Drive. Within easy reach of local schools, shops, and train station, viewing comes highly recommended.

<b><u>ENTRANCE PORCH:</u></b>	Double glazed. Tiled floor.
<b><u>ENTRANCE HALL:</u></b>	Under stairs storage cupboard. Radiator. Carpet. Coved ceiling.
<b><u>CLOAKROOM:</u></b>	Low flush wc. Wash hand basin. Electric heater. Vinyl flooring. Part tiled walls.
<b><u>LOUNGE:</u></b>	15' 3" x 12' 7" (4.64m x 3.83m) Double glazed bay window to front. Gas fire. Two radiators. Carpet. Coved ceiling.
<b><u>DINING ROOM:</u></b>	12' 6" x 11' 0" (3.81m x 3.35m) Double glazed door to garden. Gas fire. Carpet. Radiator.
<b><u>KITCHEN/DINER:</u></b>	12' 7" x 9' 9" (3.83m x 2.97m) Double glazed door to garden. Double glazed window to rear. Range of fitted wall, base and drawer units. Electric double oven and gas hob with extractor over. 1.5 bowl sink with drainer and mixer tap. Space for washing machine and fridge freezer. Radiator. Carpet. Part tiled walls.
<b><u>LANDING:</u></b>	Loft access. Carpet.
<b><u>MASTER BEDROOM:</u></b>	11' 4" x 11' 3" (3.45m x 3.43m) Double glazed window to front. Carpet. Radiator.
<b><u>BEDROOM 2:</u></b>	12' 5" x 9' 0" (3.78m x 2.74m) Double glazed window to rear. Fitted wardrobes. Carpet. Radiator.
<b><u>BEDROOM 3:</u></b>	14' 2" x 7' 11" (4.31m x 2.41m) Double glazed window to front and rear. Two radiators. Carpet.
<b><u>BEDROOM 4:</u></b>	7' 9" x 7' 7" (2.36m x 2.31m) Double glazed window to front. Radiator. Carpet.
<b><u>BATHROOM:</u></b>	7' 8" x 4' 6" (2.34m x 1.37m) Double glazed window to side. Wash hand basin. Panelled bath with mixer tap and shower attachment. Airing cupboard. Radiator. Tiled walls. Carpet.
<b><u>SEPARATE WC:</u></b>	Double glazed window to rear. Low flush wc. Carpet. Part tiled walls.
<b><u>PRIVATE GARDEN:</u></b>	Approx 90' 0" x 0' 0" (27.41m x 0.00m) Very private. Mainly laid to lawn. Mature bushes, shrubs and trees. Patio area. Timber shed. Access through Garage. Outside tap. Timber shed.
<b><u>FRONT GARDEN:</u></b>	Off road parking to front.
<b><u>GARAGE:</u></b>	14' 5" x 7' 8" reducing to 3' 1" (4.39m x 2.34m) Door to front. Storage. Power and light.

We understand this property is Freehold.

**VIEWING:**

Via Village Estates on 01322 522111  
Monday to Friday 9am-6pm, Saturday 9am-5pm, Sunday 10am-4pm

**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.