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[www.village-estates.com](http://www.village-estates.com)



- \* NO FORWARD CHAIN \* FOUR BEDROOM TUDOR STYLE HOUSE \*
- \* AMPLE OFF ROAD PARKING \* GARAGE/OFFICE TO SIDE \*
- \* OPEN PLAN KITCHEN/DINER \* LARGE FAMILY BATHROOM \*
- \* SEPARATE LIVING ROOM \* CLOSE TO EXCELLENT SCHOOLS \*
- \* VIEWING HIGHLY RECOMMENDED \* EXCELLENT TRAVEL LINKS \*



26 Arcadian Close  
Bexley, DA5 1JJ

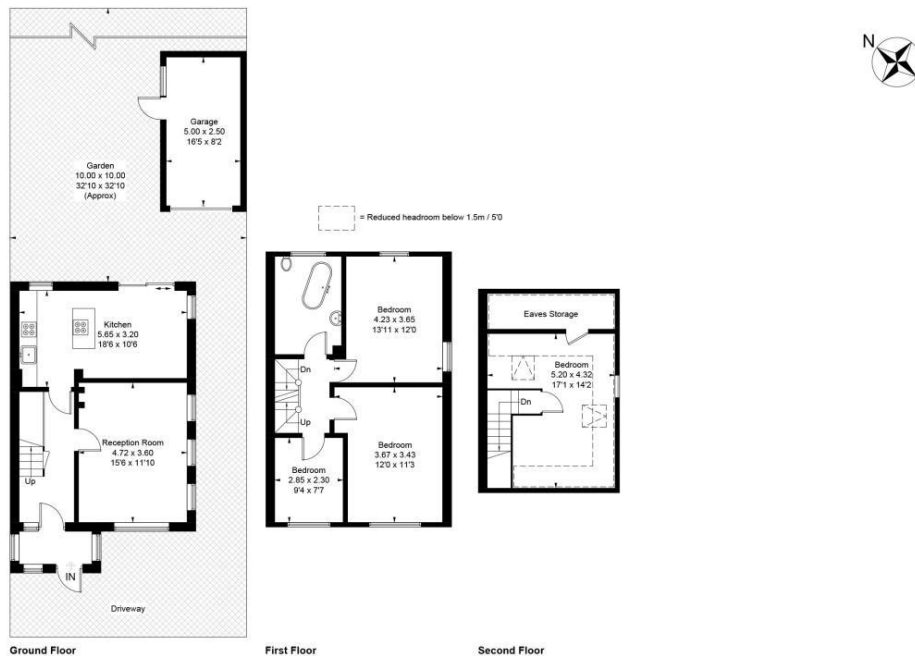
£600,000 - £625,000



Village Estates are delighted to present to the market this spacious **FOUR BEDROOM SEMI DETACHED FAMILY HOME**. Situated in a tranquil close within easy reach of local schools, shops and motorway connections. Offering a spacious open plan kitchen/diner, separate living room and four good sized bedrooms. Internal viewing comes highly recommended.....



**EPC RATING E**  
**COUNCIL TAX BAND F**



Approximate Gross Internal Area  
(Excluding Reduced Headroom / Eaves Storage)

Ground Floor = 47.9 sq m / 515 sq ft  
 First Floor = 50.6 sq m / 545 sq ft  
 Second Floor = 13.8 sq m / 148 sq ft  
 Reduced Headroom / Eaves Storage  
 14.4 sq m / 155 sq ft  
 Garage = 12.5 sq m / 134 sq ft  
 Total = 139.2 sq m / 1497 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. (ID629515)

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.