



4 Bexley High Street, Bexley, Kent
DA5 1AD

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- * THREE BEDROOM FAMILY HOME * LARGE LIVING ACCOMMODATION *
- * GOOD SIZED KITCHEN * OFF ROAD PARKING TO FRONT * GARAGE TO SIDE *
- * CLOSE TO LOCAL SCHOOLS * SPACIOUS ENTRANCE HALL *
- * BATHROOM & SEPARATE W/C * GOOD SIZED REAR GARDEN *
- * VIEWING HIGHLY RECOMMENDED *



35 Maiden Erlegh Avenue
Bexley, DA5 3PF

Guide Price £500,000 - £525,000

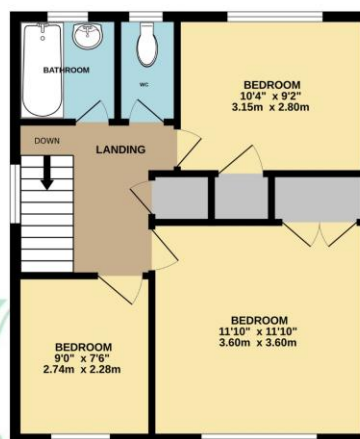
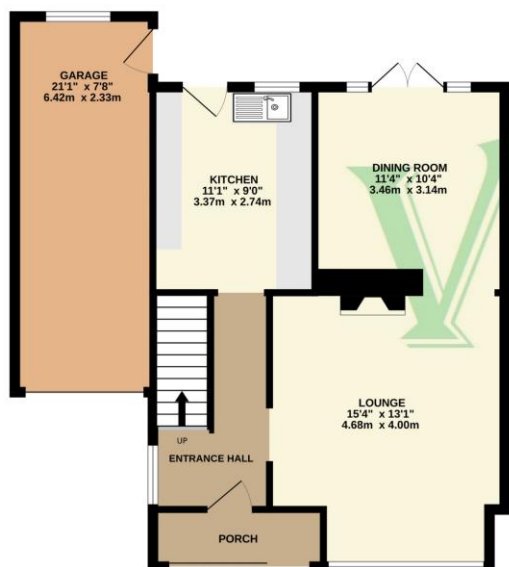
Village Estates are delighted to present to the market this spacious **THREE BEDROOM FAMILY HOME** situated in a sought after location within easy reach of local schools, shops and train station. This property offers spacious accommodation throughout along with a good sized rear garden, off road parking and garage to side. Viewing comes highly recommended....



EPC RATING C
COUNCIL TAX BAND E

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1144 sq.ft. (106.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2023

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.