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**\* NO FORWARD CHAIN \* VERY LARGE REAR GARDEN \***

**\* THREE BEDROOMS \* TWO LARGE RECEPTION ROOMS \* LARGE SUMMERHOUSE  
IN GARDEN \* FITTED KITCHEN \***

**\* CONSERVATORY/UTILITY ROOM \* OFF ROAD PARKING TO FRONT \* TRANQUIL  
AND SOUGHT AFTER LOCATION \* DETACHED GARAGE TO SIDE \***



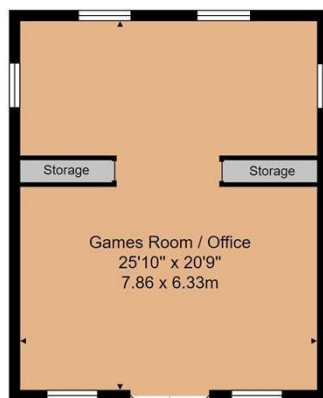
**3 The Crescent  
Bexley, DA5 3DD**

**Guide Price £740,000-£760,000**

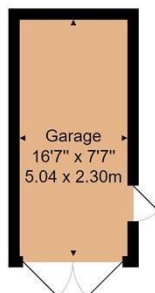
Village Estates are delighted to present to the market this spacious family home situated in a very sought after and tranquil location. Offered to the market with the benefit of NO FORWARD CHAIN. This property boasts a very large plot of approx 0.26 of an acre. Also within close proximity are a vast array of excellent schools, shops, bus routes, train station and bus stops. Viewing comes highly recommended....



**ECP RATING E**  
**COUNCIL TAX BAND F**



**Outbuilding**



**Garage**



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area:**  
 - House 1131 sq. ft / 105.1 sq. m  
 - Outbuilding 536 sq. ft / 49.8 sq. m  
 - Garage 125 sq. ft / 11.6 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.