



4 Bexley High Street, Bexley, Kent DA5
1AD

Tel: 01322 522111

Email: bexley@village-estates.com

www.village-estates.com



*** TWO DOUBLE BEDROOMS * TWO RECEPTION ROOMS ***

*** OPEN PLAN KITCHEN * OFF ROAD PARKING ***

*** LARGE LANDSCAPED REAR GARDEN ***

*** GARDEN ROOM WITH POWER * CLOSE TO SCHOOLS ***

*** WALKING DISTANCE TO STATION * VIEWING HIGHLY RECOMMENDED ***

*** CLOSE TO SHOPS AND AMENITIES ***



38 Shirley Avenue
Bexley, DA5 3AZ

£475,000

Village Estates are delighted to present to the market this STUNNING TWO DOUBLE BEDROOM property. Situated in a very popular avenue within easy reach of local schools, shops, train station and amenities. This property has a loft conversion and a rear conservatory extension making it larger than the average. Offering a large landscaped rear garden with outbuilding. Viewing comes highly recommended....



EPC RATING C
COUNCIL TAX BAND C

Shirley Avenue, DA5

Approximate Gross Internal Area = 83 sq m / 893 sq ft
Approximate Outbuilding Internal Area = 20 sq m / 212 sq ft
Approximate Total Internal Area = 103 sq m / 1105 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

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.