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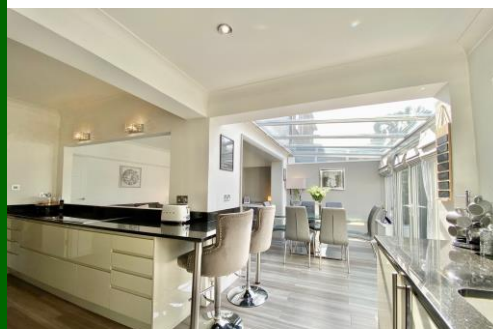


\* SELF CONTAINED ANNEXE TO SIDE \* FOUR/FIVE BEDROOM FAMILY HOME \*

\* LARGE IN/OUT DRIVEWAY \* TOTAL OF 4 BATHROOMS \* GARAGE \*

\* GOOD SIZED REAR GARDEN \* STUNNING ENTRANCE HALLWAY \*

\* TWO/THREE RECEPTION ROOMS \* CLOSE TO UPTON PRIMARY AND TOWNLEY  
GRAMMAR \* EXCELLENT TRANSPORT LINKS \*



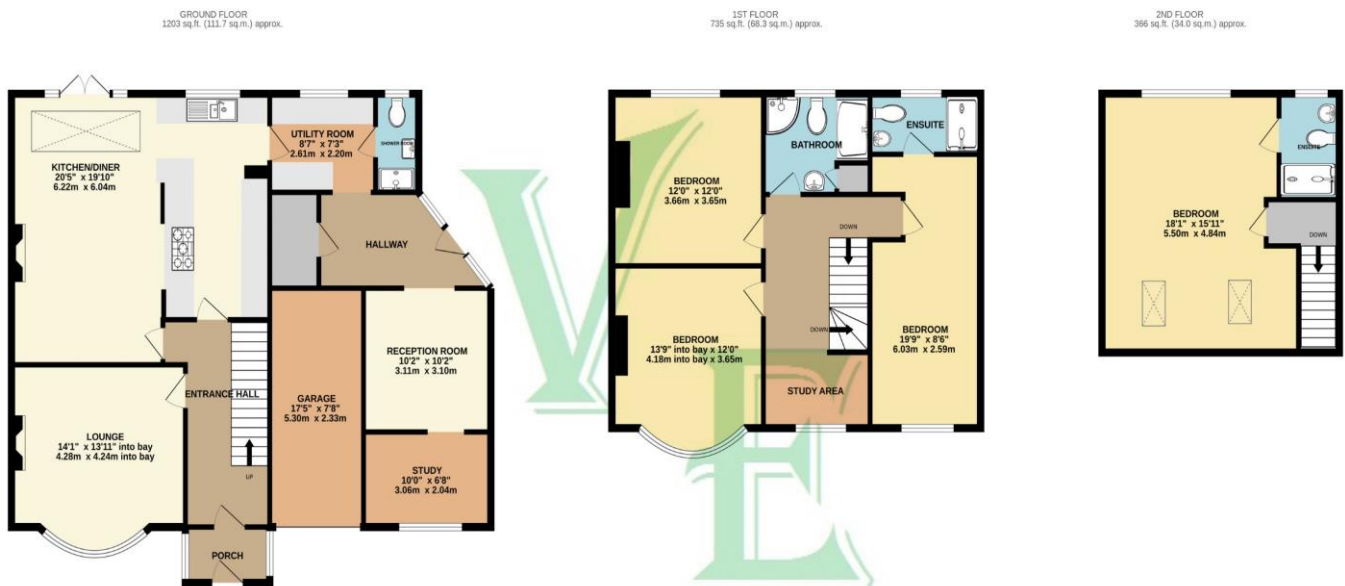
15 Arbuthnot Lane  
Bexley, DA5 1EH

Guide Price £850,000

Village Estates are delighted to offer to the market this **SIMPLY STUNNING** four/five bedroom family home with the added benefit of a **SELF CONTAINED ANNEXE** to the side. This property has been modernised and extended by the current owners and is located within a short walk of Upton primary and Townley grammar schools. Other benefits include excellent bus routes, train station and motorway links. Internal viewing is simply a must....



**EPC RATING D**  
**COUNCIL TAX E**



TOTAL FLOOR AREA : 2303 sq.ft. (214.0 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.  
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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.