

FREEHOLD



Semi Detached House  
**ARUNDEL CLOSE,  
BEXLEY,  
KENT,  
DA5 1QQ**

**£574,950**

**FEATURES**

**Spacious 3 Bedroom Semi Detached House**

**Modern Kitchen & Shower Room**

**Double Glazed Windows**

**Off Street Parking**

**Large triangular shaped Rear Garden**

**Detached Garage**

**Potential for further extension S.T.P.P.**

**Council Tax Band D**

**EPC Rating D**

**Call now to arrange your viewing!**



1



2



3

## 3 Bedroom Semi Detached House located in Bexley

For Sale by order of the Trustees is this spacious 3 Bedroom Semi Detached House. Located just off the A2 in a sought after Cul De Sac and enviably located for several reputable schools including Townley and Beth's Grammar. Features; Spacious through lounge, Spacious extended kitchen / breakfast room, Utility area, Ground floor WC, First floor WC and Shower room, Three spacious bedrooms, Gas central heating (n/t), Double glazed windows, Off street parking to front, Large triangular shaped rear garden and a Detached garage. Potential for further extension S.T.P.P. Council Tax Band D. EPC Rating D. Call now to arrange your viewing!

ENTRANCE HALL

WC

THROUGH LOUNGE / DINING ROOM 26' 5" x 11' 11" (8.07m x 3.65m)

KITCHEN / BREAKFAST ROOM 17' 4" x 12' 1" (5.30m x 3.69m)

UTILITY AREA 8' 0" x 6' 2" (2.45m x 1.88m)

FIRST FLOOR LANDING

WC

SHOWER ROOM 6' 7" x 6' 8" (2.03m x 2.05m)

BEDROOM 1 13' 11" x 11' 3" (4.25m x 3.45m)

BEDROOM 2 12' 1" x 10' 9" (3.70m x 3.30m)

BEDROOM 3 8' 8" x 6' 6" (2.66m x 2m)

DETACHED GARAGE

OFF STREET PARKING TO FRONT

LARGE TRIANGULAR SHAPED REAR GARDEN  
BACKING DIRECTLY ONTO TOWNLEY GRAMMAR

LOCAL STATIONS: Bexley Station 0.7 miles

Bexleyheath Station 1.0 miles

Albany Park Station 1.1 miles

(Distances are straight line measurements from the centre of the postcode)

LOCAL SCHOOLS: Townley Grammar School 0.1 miles

Beths Grammar School 0.5 miles

Upton Primary School 0.3 miles

Old Bexley Church of England School 0.6 miles

St Columba's Catholic Boys' School 0.7 miles

Bexleyheath Academy 0.7 miles

Gravel Hill Primary School 0.7 miles

St Catherine's Catholic School 0.8 miles

Pelham Primary School 0.8 miles

Hurst Primary School 0.8 miles

Crook Log Primary School 0.9 miles

Upland Primary School 0.9 miles

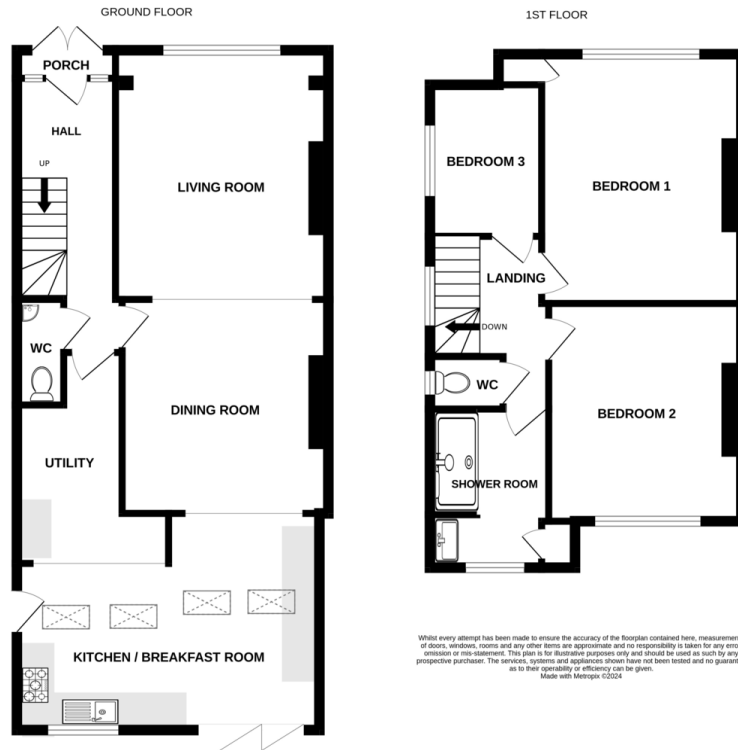
(Distances are straight line measurements from the centre of the postcode)

**BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ**





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Contact Us On:

020 8653 3444

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[www.bensonpartners.co.uk](http://www.bensonpartners.co.uk)

Council Tax Band: D

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for general guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.