

4 High Street, Bexley, Kent DA5 1AD

Tel: 01322 522111 Fax: 01322 522880

Email: <u>bexley@village-estates.com</u>

www.village-estates.com



\* Entrance Hall \* Reception \*

\* Kitchen/Diner \* Two Bedrooms \* Bathroom \*

\* Approx 130' Garden \* Off Road Parking to Front \*

\* Double Glazing \*







25 Selborne Avenue Bexley, DA5 3LE

**Guide Price £450,000** 

Village Estates are delighted to offer to the market this spacious two bedroomed semi detached bungalow, situated in the ever popular 'Selborne Avenue'. Within easy reach of local schools, shops and train station and offering No Onward Chain. Viewing comes highly recommended.......

**ENTRANCE HALL:** Double glazed front door. Loft access. Carpet. Radiator. Coved ceiling.

RECEPTION: 17' 2" x 12' 0" (5.23m x 3.65m) Double glazed bay window to front.

Feature fireplace. Carpet. Radiator. Coved ceiling.

KITCHEN/DINER: 19' 3" x 7' 5" (5.86m x 2.26m) Two double glazed windows to front.

Double glazed door to side. Space for cooker, fridge freezer and washing machine. 1.5 bowl sink unit and drainer with mixer tap. Range of fitted wall, base and drawer units. Extractor fan. Two radiators.

Carpet. Vinyl flooring.

MASTER BEDROOM: 12' 1" x 9' 11" (3.68m x 3.02m) Double glazed window to front. Carpet.

Radiator. Coved ceiling.

BEDROOM 2: 10' 7" x 9' 0" (3.22m x 2.74m) Double glazed window to rear. Carpet.

Radiator. Coved ceiling.

BATHROOM: 7' 0" x 6' 6" (2.13m x 1.98m) Double glazed window to side. Tiled bath

panel with mixer tap and shower attachment. Wash hand basin. Low

flush wc, Radiator. Tiled floor. Tiled walls. Coved ceiling.

GARDEN: Approx 130' 0" (39.59m) Mainly laid to lawn. Mature bushes, shrubs and

trees. Gated side access. Patio area. Outside tap. Tool shed.

Greenhouse.

**FRONT GARDEN:** Off road parking to front.

We understand this property is Freehold.

VIEWING: Via Village Estates on 01322 522111

Monday to Friday 9am-6pm, Saturday 9am-5pm, Sunday 10am-4pm

## **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.

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.