



*** Entrance Hall * Lounge ***

*** Conservatory * Fitted Kitchen * Three Bedrooms ***

*** Shower Room * Separate WC ***

*** Approx 60' Rear Garden * Off Road Parking to Front * Integral Garage ***



10 St. Thomas Court
Bexley, DA5 1AU

£500,000

Village Estates are delighted to offer to the market this 3 bed semi detached family home. Conveniently located for all local amenities yet enjoying the benefits of a quiet cul de sac. Early viewing of this chain free property is highly recommended.

<u>ENTRANCE HALL:</u>	14' 10" x 5' 11" (4.52m x 1.80m) Double glazed door to side with double glazed quarter lights. Under stairs storage cupboard housing meters. Carpet. Coved ceiling. Storage radiator.
<u>LOUNGE:</u>	17' 9" x 12' 0" (5.41m x 3.65m) Double glazed window and door to rear. Electric fire. Storage radiator. Carpet. Coved ceiling.
<u>CONSERVATORY:</u>	12' 6" x 9' 5" (3.81m x 2.87m) Double glazed windows to side and rear with openings. Double glazed French door to rear. Carpet.
<u>KITCHEN:</u>	8' 11" x 7' 11" (2.72m x 2.41m) Double glazed window to rear. Range of wall, base and drawer units with matching work surfaces. Larder. Sink unit with drainer and mixer tap. NEFF twin oven and matching induction hob. Space for dishwasher and fridge freezer and washing machine. Tiled walls, Vinyl floor.
<u>LANDING:</u>	Loft access. Carpet. Coved ceiling.
<u>MASTER BEDROOM:</u>	15' 5" x 12' 10" (4.70m x 3.91m) Double glazed window to rear. Fitted wardrobes and bedside cupboards.
<u>BEDROOM 2:</u>	9' 11" x 9' 4" (3.02m x 2.84m) Double glazed window to rear. Electric storage radiator. Airing cupboard with hot water tank. Carpet. Coved ceiling.
<u>BEDROOM 3:</u>	8' 11" x 7' 4" (2.72m x 2.23m) Double glazed window to front. Fitted wardrobe. Carpet. Coved ceiling.
<u>SHOWER ROOM:</u>	5' 6" x 4' 8" (1.68m x 1.42m) Double glazed window to side. Twin shower cubicle with Aqualisa shower. Electric heating towel rail. Pedestal wash hand basin. Tiled walls. Vinyl floor.
<u>SEPARATE WC:</u>	Double glazed window to side. Low flush wc. Tiled walls. Vinyl floor.
<u>REAR GARDEN:</u>	Approx 60' (18.27m) Secluded and well stocked. Rear access. Side access. Tool shed.
<u>FRONT GARDEN:</u>	Pleasant outlook. Mainly laid to lawn. Off street parking for 2 cars.
<u>GARAGE:</u>	16' 4" x 7' 8" (4.97m x 2.34m) Integral. Up and over door. Power and light.
<u>EPC RATING E:</u>	

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.