



**Guide Price £685,000**  
**Arbuthnot Lane, Bexley, Kent, DA5 1EQ**



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Guide Price £685,000 to £700,000.

Well-presented four bedroom semi-detached house situated in a popular location under a mile to Bexley train station and walking distance of Primary and Secondary Schools including Upton Primary and Townley Grammar, and a range of amenities at Bexleyheath Broadway Shopping Centre.

The property comprises a good-sized lounge, open-plan kitchen/diner which leads to a utility room and WC.

Upstairs there are four good sized bedrooms and a family bathroom.

The larger than average rear garden features a well-maintained patio area, wooden-built log cabin with power and is mainly laid to lawn. To the side, there is access to a garage.

There is off-street parking to the front for several cars.

Council Tax Band F.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR  
889 sq.ft. (82.6 sq.m.) approx.

1ST FLOOR  
633 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1523 sq.ft. (141.5 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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