



Guide Price £490,000
Crofton Avenue, Bexley, Kent, DA5 3AS

Christopher Russell
 PROPERTY SERVICES



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Guide Price From £500,000 to £525,000

Beautifully presented three bedroom house situated in a very popular location a short walk to Albany Park train station and Hurst Primary School.

Having been extensively modernised and heavily extended to feature a loft conversion and a fantastic extended kitchen plus a conservatory which is used a dining room.

The accommodation comprises; entrance hall, though lounge, spacious kitchen, conservatory on the ground floor with two bedrooms one which leads out to a roof terrace on the first floor and then a double bedroom that forms part of a loft conversion on the second floor.

The property features a stunning bespoke fitted and integrated kitchen, luxury bathroom suite, gas central heating and double glazing.

Externally there is off street parking on the front driveway and a beautiful south facing newly landscaped rear garden that extends over 100ft with a large paved patio, lawn and raised flower beds.

There is a detached garage at the end of the rear garden which is accessed from a rear vehicular road.

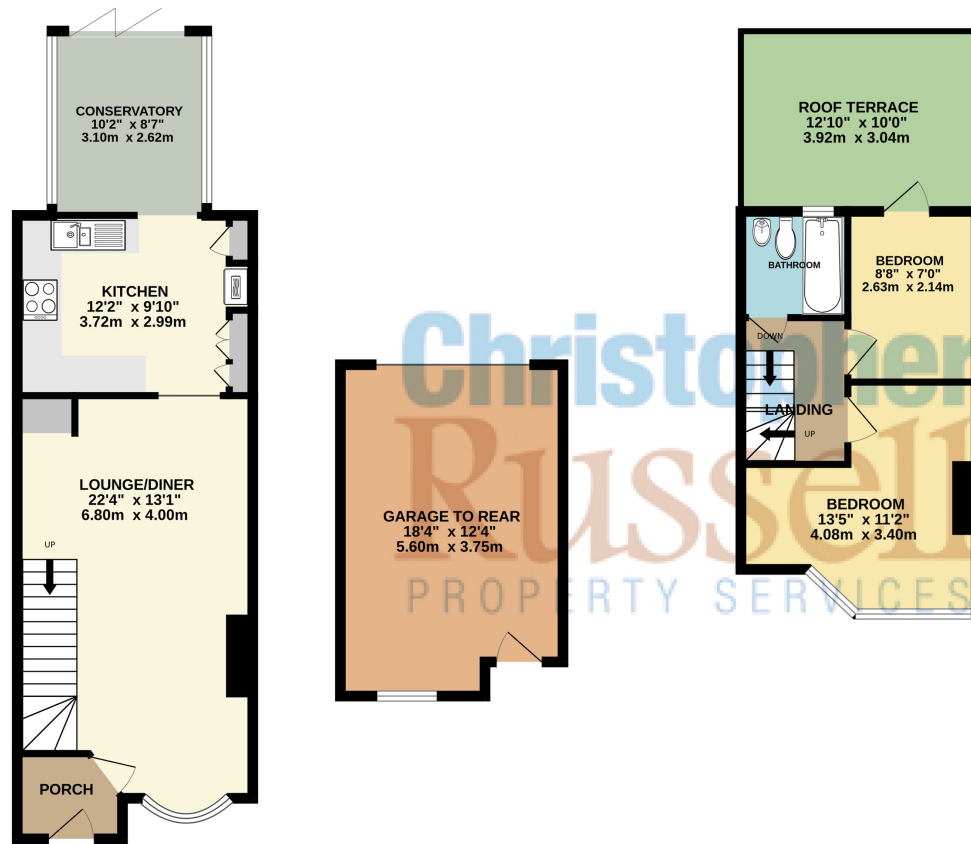
Council Tax Band D.



GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.

1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.

2ND FLOOR
221 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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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| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England, Scotland & Wales | | | |