



Guide Price £850,000
Baldwyns Park, Bexley, Kent, DA5 2BA

**Christopher
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PROPERTY SERVICES



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Guide Price £850,000 to £875,000.

Detached house which offers huge potential to redevelop as most of the houses in the road have been subject to over the last few years. Situated in a very sought after location, the property is ideal for all good local primary and secondary schools and is in close proximity to Bexley village with numerous bars, restaurants and local shops within 1.3 miles. With excellent transport links and access onto the A2/M25, the property is within 11 miles of the O2 arena with its extensive retail and leisure facilities and 7 miles from Bluewater.

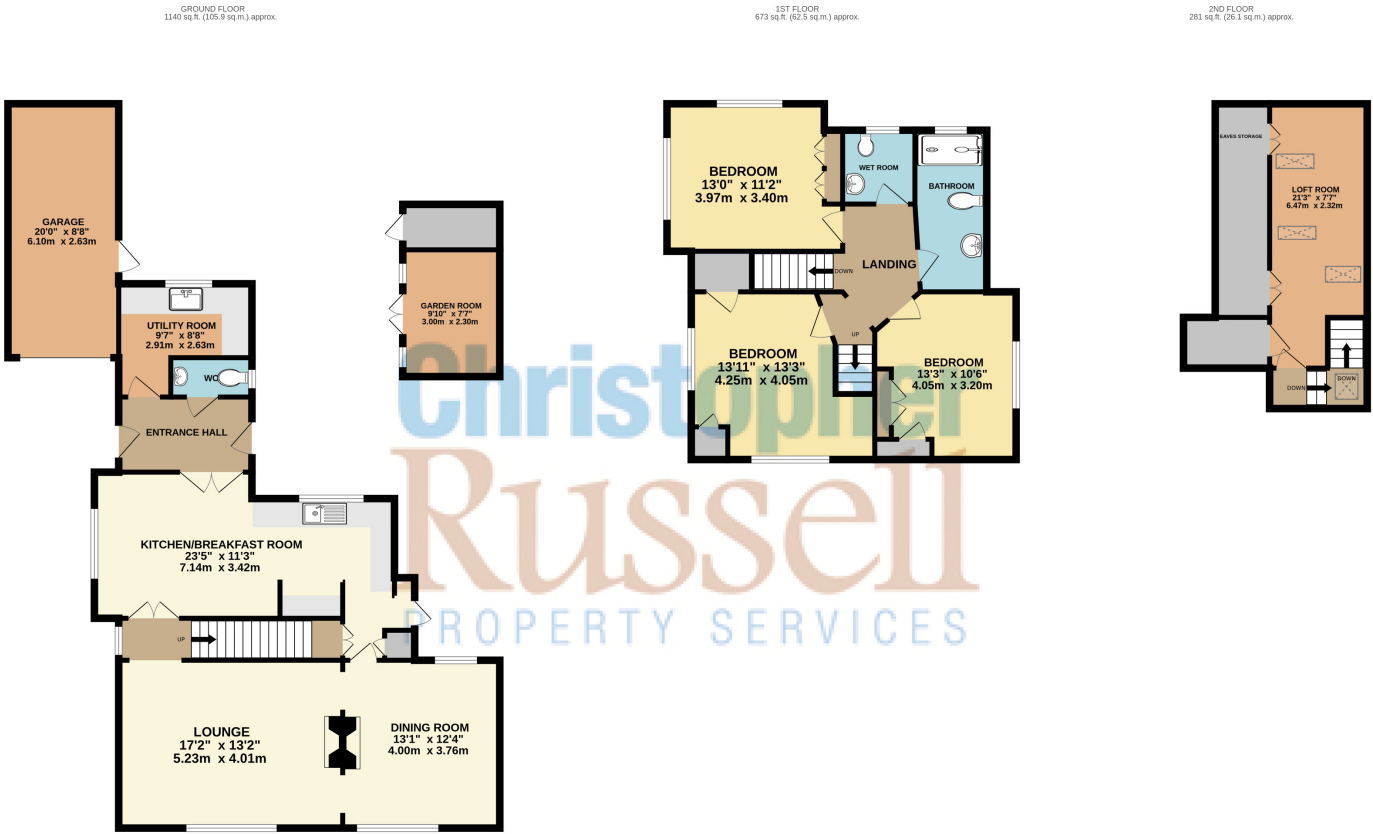
On a good sized plot, the property has huge potential to extend or reconfigure from within.

The total floor space over three floors is 2093 sq.m which currently comprises entrance hall, two/three receptions rooms, kitchen/breakfast room, utility room, three spacious bedrooms, wet room, family bathroom, downstairs WC and loft room.

The impressive property plot set back from the road offers ample off street parking with a large drive to the front with access to a garage.

The total plot also benefits from a large 0.2 acre garden with covered decking which is ideal for entertaining, secluded rear garden featuring a brand new garden room with heating and lighting which could be utilised as home office space or for leisure.

Council Tax Band F.



TOTAL FLOOR AREA : 2093 sq.ft. (194.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	43	77
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		