



**Guide Price £500,000**  
**Crofton Avenue, Bexley, Kent, DA5 3AS**

**Christopher Russell**  
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

**Christopher Russell Property Services**

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • [sales@christopher-russell.co.uk](mailto:sales@christopher-russell.co.uk)

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.

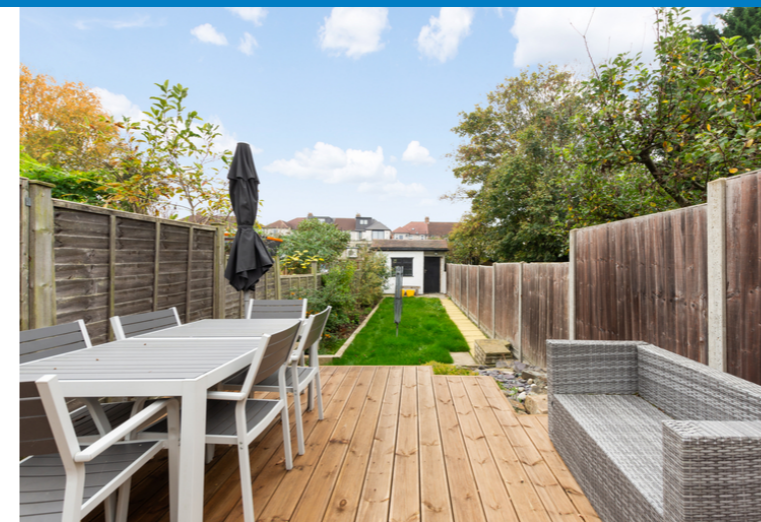
Having been extensively modernised and heavily extended to feature a loft conversion and a fantastic extended kitchen plus a conservatory which is used a dining room.

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.

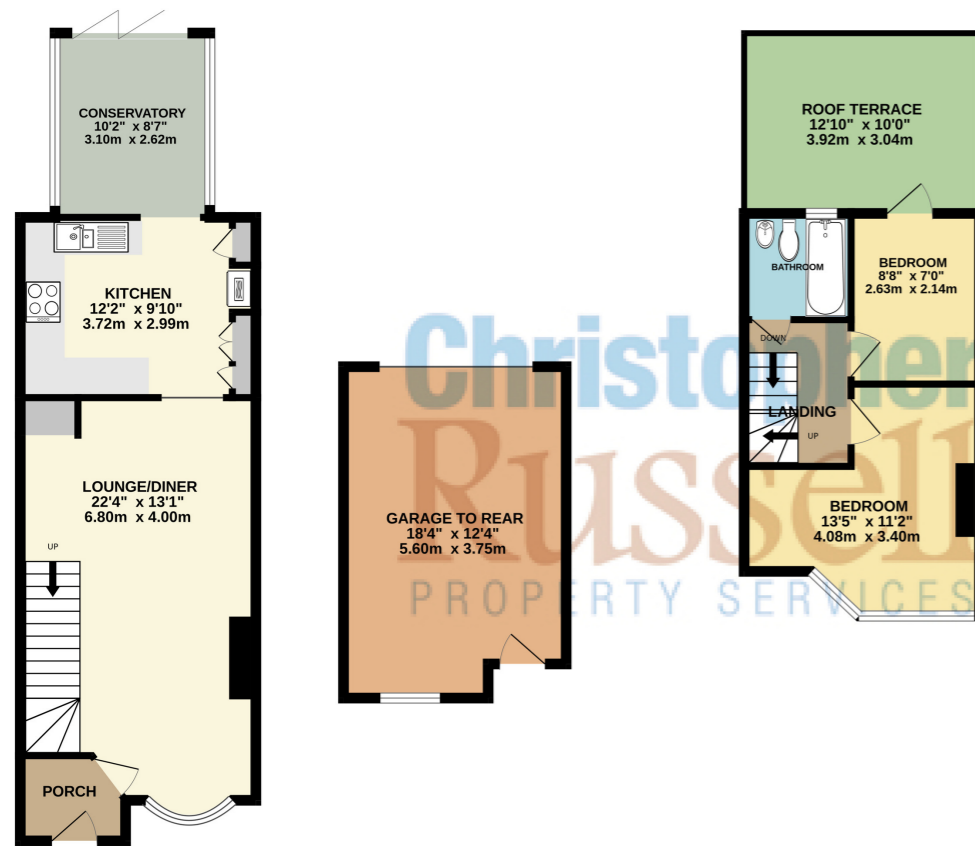
There is a detached garage at the end of the rear garden which is accessed from a rear vehicular road.



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.  
Made with Metropix ©2024



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			