



* NO FORWARD CHAIN * THREE BEDROOM LINK DETACHED *

* THREE RECEPTION ROOMS * CONSERVATORY *

* FIRST AND GROUND FLOOR SHOWER ROOMS *

* GOOD SIZED REAR GARDEN * OFF ROAD PARKING TO FRONT *

* GOOD SIZED GARAGE WITH ACCESS TO HOUSE * CLOSE TO LOCAL SCHOOLS *

* SHORT WALK TO ALBANY PARK & BEXLEY STATIONS *



38 Maiden Erlegh Avenue
Bexley, DA5 3PE

Guide Price £550,000
£575,000

Nestled in the sought-after neighbourhood of Maiden Erlegh Avenue, Bexley, this chain free well presented link detached house offers a wonderful opportunity for families and professionals alike. Boasting three comfortably sized bedrooms and two bathrooms, the property provides flexible living arrangements across a thoughtfully arranged layout.



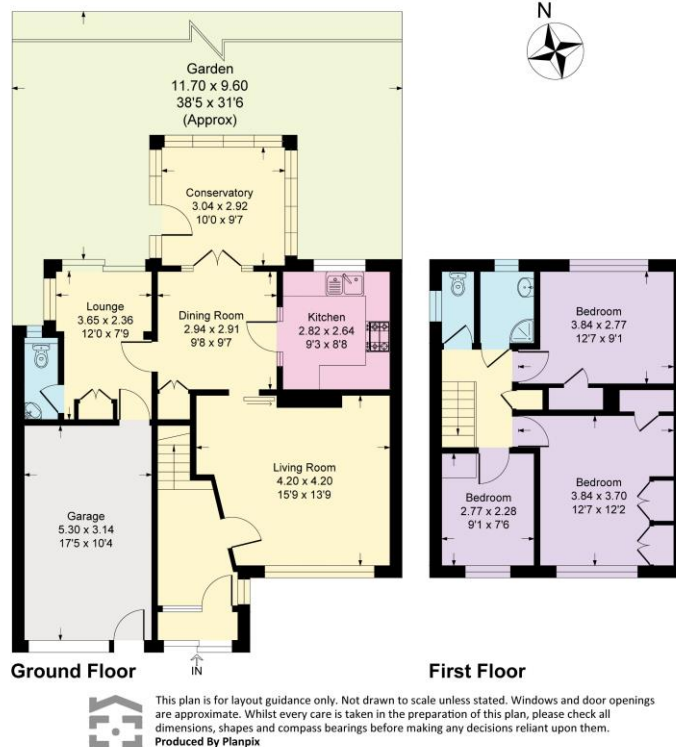
EPC RATING C
COUNCIL TAX BAND F

Maiden Erlegh Avenue, DA5

Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft

Garage = 16.6 sq m / 179 sq ft

Total = 123.5 sq m / 1330 sq ft



We understand this property is Freehold.

VIEWING:

Via **Village Estates** on 01322 522111

Monday to Friday 9am-6pm, Saturday 9am-5pm

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.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. 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.