



17, Vanessa Way, Bexley DA5 2JS
Guide Price £475,000 - £495,000



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This well located three bedroom semi detached home sits within a quiet close, offering convenient access to local amenities including highly regarded primary schools, Wilmington Academy and Grammar Schools, nearby shops and regular bus routes. A fantastic family home, the property provides scope to extend (subject to the relevant planning consents) and currently features an entrance hall, a spacious reception room and a modern fitted kitchen. The first floor offers a bright landing, bathroom with separate WC and three bedrooms, two of which benefit from fitted wardrobes. Externally, the home enjoys a generous front garden with off street parking for three to four cars, while the rear boasts a secluded family friendly garden complete with a brick built outbuilding. Additional benefits include double glazing, gas central heating and a garage. Early viewing is recommended.

Local Authority: Dartford
Council Tax Band: E



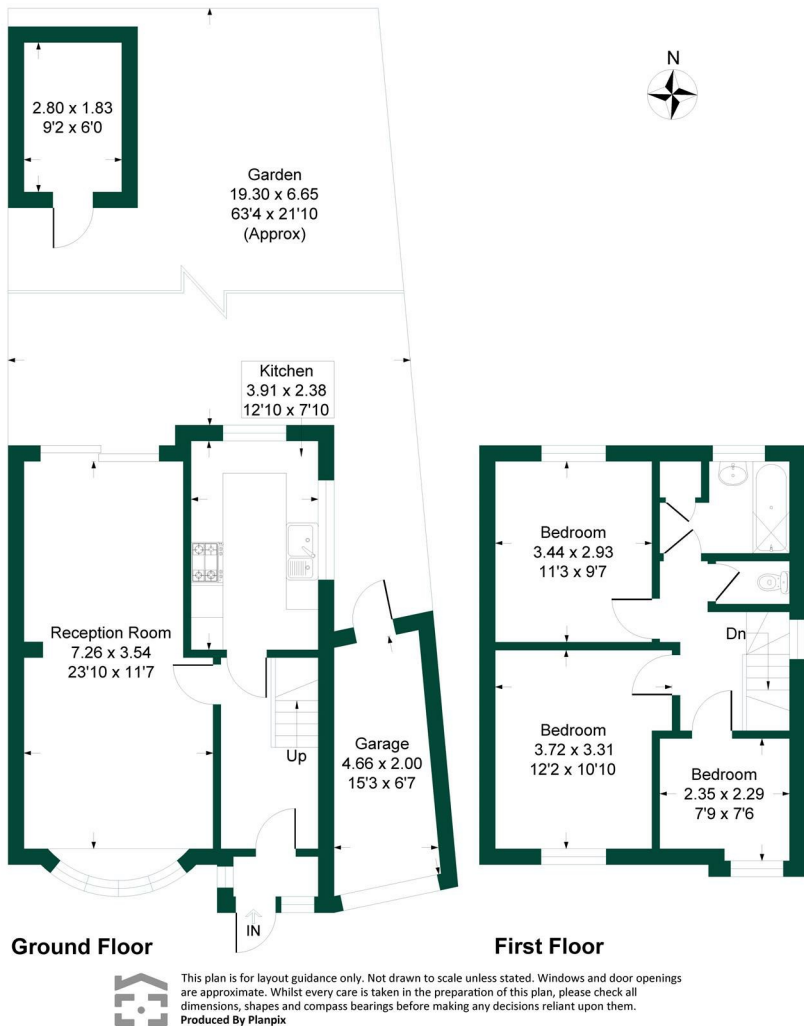
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	81
EU Directive 2002/91/EC		

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Vanessa Way, DA5 2JS,
Approximate Gross Internal Area = 83.7 sq m / 901 sq ft
Garage = 8.3 sq m / 90 sq ft
Outbuilding = 5.1 sq m / 55 sq ft
Total = 97.1 sq m / 1046 sq ft



Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that 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 by us has not been verified.