



25, Sandringham Drive, Bexley Park DA2 7WJ
Guide Price £800,000 - £825,000



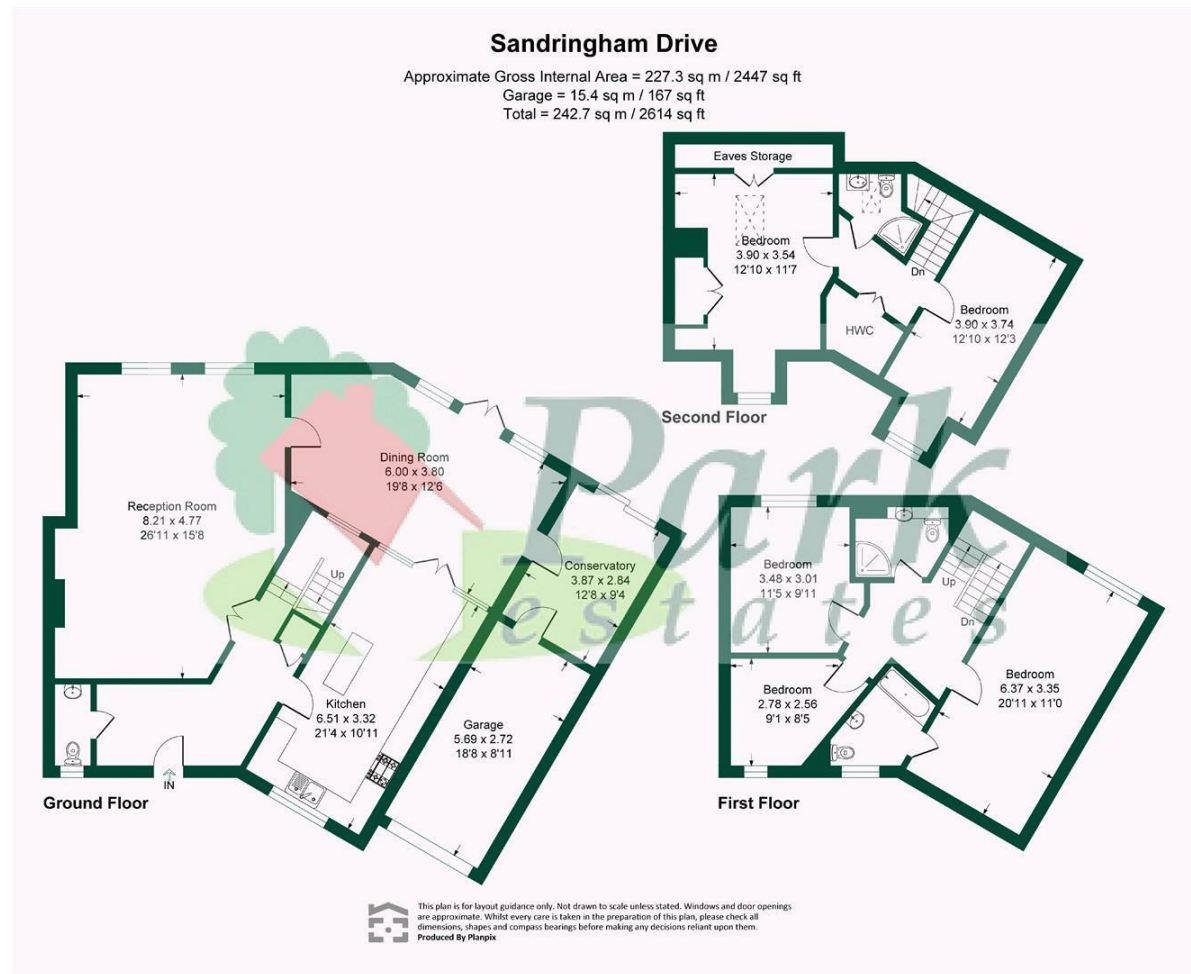
Guide Price £800,000-£825,000 Located on the ever-popular Bexley Park development, this extended five-bed link-detached home enjoys convenient access to a range of well-regarded schools including Dartford Grammar, Wilmington Grammar and Wilmington Academy, as well as local shops, sports fields and excellent transport links. Beautifully presented by the current owners, the property offers generous and versatile accommodation throughout. The ground floor comprises an entrance hall, ground-floor WC, two reception rooms, a conservatory and a luxury fitted kitchen complete with island unit. To the first floor there are three well-proportioned bedrooms, one benefiting from an ensuite bathroom, along with a separate family shower room. The second floor provides two further double bedrooms and a further shower room, ideal for larger families or those needing additional work-from-home space.

Externally, the property features both front and secluded rear gardens, with the front offering off-street parking. Additional benefits include double glazing, gas central heating, an integral garage and the advantage of no forward chain. Viewing is highly recommended to fully appreciate the space and flexibility this home offers.

Local Authority: Dartford
Council Tax Band: G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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