



74, The Drive, Bexley DA5 3BZ
Guide Price: £675,000 - £700,000



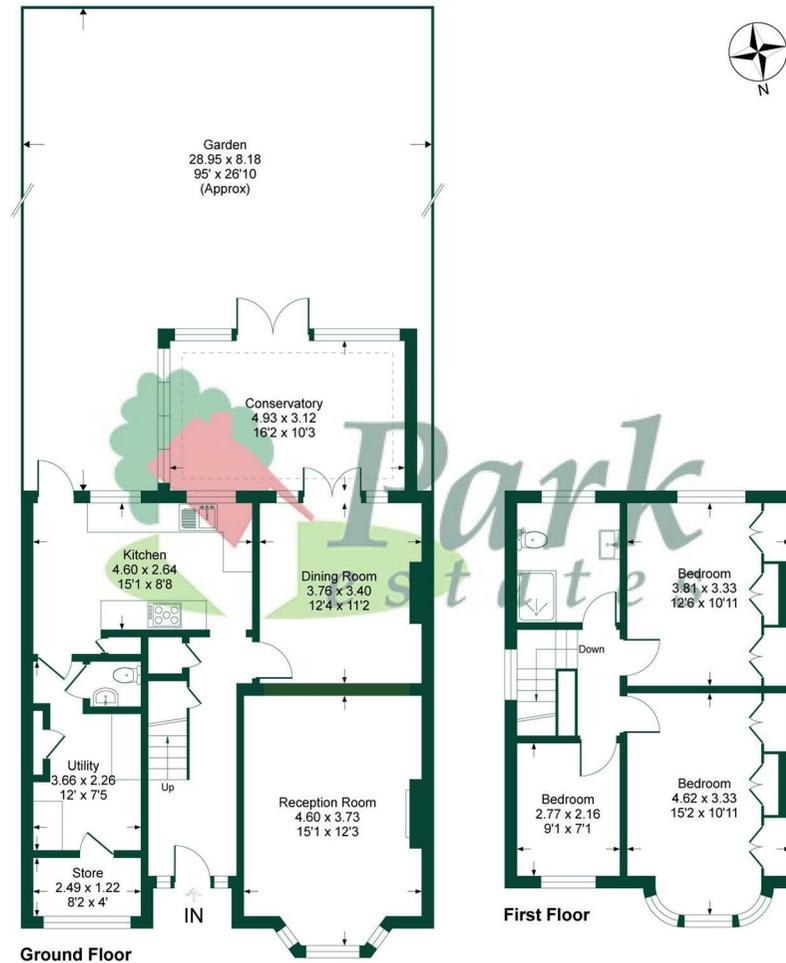
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Park Estates are delighted to present this well maintained and extended three bedroom semi detached home, enviably positioned along a popular tree lined road. The property enjoys convenient access to a selection of highly regarded local schools, shops, Danson Park, and excellent transport links, making it an ideal choice for families.

The spacious accommodation comprises an inviting entrance hall, two generous reception rooms, a bright conservatory, a ground floor WC, a fitted kitchen, and a separate utility room. To the first floor, you will find three well proportioned bedrooms, two of which benefit from quality fitted wardrobes, along with a luxurious modern shower room.

The home offers exciting potential for further extension, subject to the relevant planning consents. Additional benefits include double glazing, gas central heating, a garage, off street parking, a 95ft rear garden, attractive feature wooden panelled walls, and the advantage of no forward chain. Early viewing is highly recommended.

The Drive, DA5
Approximate Gross Internal Area = 132 sq m / 1425 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Local Authority: Bexley
Council Tax Band: E



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced by Planpix

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.