



279, Upton Road South, Bexley DA5 1QR  
Guide Price £1,000,000 - £1,100,000



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Park Estates are delighted to present this charming 4/5 bedroom period detached residence, enviably positioned in the heart of the ever-desirable Old Bexley Village. Perfectly placed for village life, the property enjoys immediate access to an excellent selection of restaurants, bars, independent shops, highly regarded schools, Bexley station, and a range of transport links. A superb family home, it offers generous and versatile accommodation throughout. The ground floor comprises an inviting entrance hall, two elegant reception rooms, a study area, a well-appointed kitchen/dining room, and a convenient shower room. To the first floor, a bright and spacious landing leads to four double bedrooms, one of which benefits from an adjoining fifth bedroom—accessible either via bedroom four or independently—making it ideal as a dressing room, nursery, or home office. A family bathroom and separate WC complete the upper level. The property also features a cellar, providing excellent storage space. Externally, the home enjoys a front garden with off-street parking for three to four cars. The rear offers a compact yet secluded garden measuring approximately 41'1 x 37'5, complete with a summer house. Additional benefits include double-glazed hardwood sash windows to the front, gas central heating, and a wealth of original character features. Early viewing is highly recommended to fully appreciate all that this wonderful family home has to offer.

Local Authority: London Borough of Bexley  
Council Tax Band: G



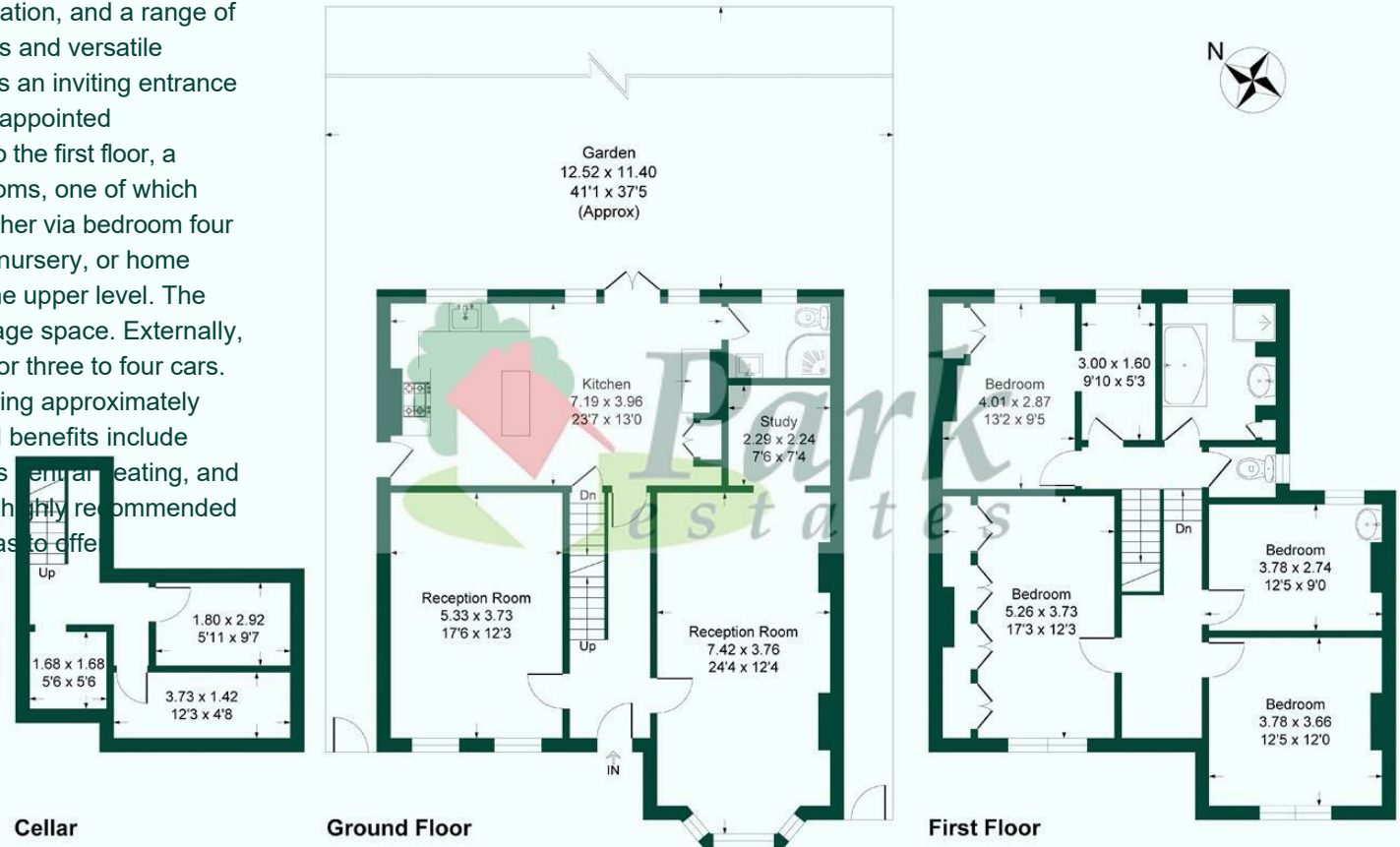
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## Upton Road South, DA5

Approximate Gross Internal Area = 204.3 sq m / 2100 sq ft



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.