



33, Hill Crescent, Bexley DA5 2DA
Guide Price £800,000



Park Estates are delighted to present this impressive and deceptively spacious four bedroom detached bungalow, occupying an elevated position within a highly sought after road just a short walk from Old Bexley Village. The location offers convenient access to an array of local amenities including shops, restaurants, bars, well regarded primary and secondary schools — including several Grammar schools — Bexley station and excellent transport links. An ideal family home, the property offers a wealth of potential to extend (subject to the relevant planning permissions), with the current accommodation comprising an entrance porch, welcoming reception hall, WC, separate shower room, two double bedrooms, kitchen/breakfast room, conservatory and two generous reception rooms. To the first floor, there is a spacious landing area, two further bedrooms and an additional WC. Externally, the property features a front garden with off street parking for two cars, along with a good sized, secluded and well established rear garden — perfect for families and outdoor entertaining. Additional benefits include double glazing, gas central heating, a double garage and the advantage of no forward chain. Viewing is highly recommended to appreciate the scale, setting and potential of this superb home.

Local Authority: Bexley
Council Tax Band: G

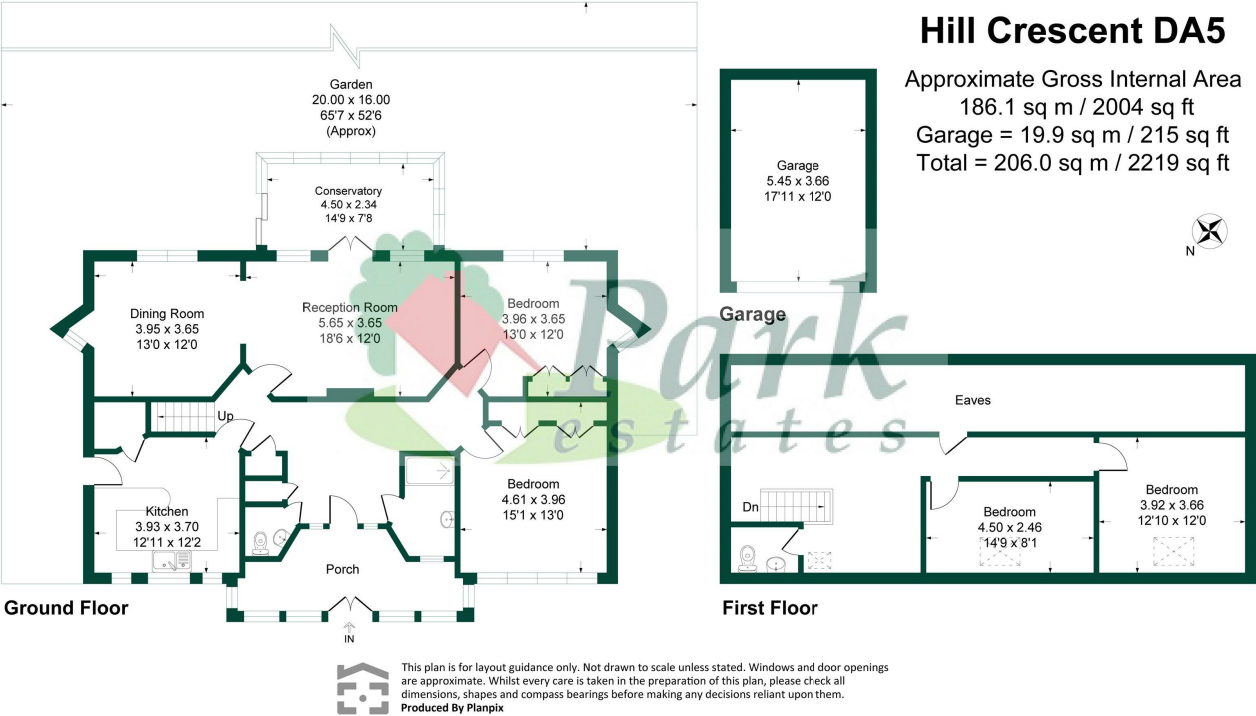


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-80) C		
(55-64) D		
(49-54) E		
(41-48) F		
(35-38) G		
Not energy efficient - higher running costs		
	67	76
EU Directive 2002/91/EC		
England & Wales		

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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.