



North Cray Road

Bexley, DA5 3LY

Built in 1893, this 2 bedroom period house sits in the desirable location of Bexley Village. The house offers character and charm and we feel it would make a fantastic first time buy. Bexley Village is one of the few villages remaining on the borders of London and offers a variety of traditional shops, restaurants and bars as well as transport links with the train station and bus routes only walking distance away.

Main Features

- Two bedroom period house in the heart of Bexley Village
- Plenty of charm and character
- Ideal first time buy
- Walking distance of Bexley station and bus routes
- Convenient for local schools, shops, restaurants and bars
- Rear garden over 100ft

FULL DESCRIPTION

We are pleased to offer to the market this charming two bedroom house which sits in the heart of Bexley Village. The house dates back to 1893 and offers character and charm and we feel would make a great first time buy.

The property briefly comprises: Entrance porch, front lounge, dining room, kitchen with breakfast bar and access to the garden, two double bedrooms and large family bathroom. Externally there is a small front garden and large rear garden over 100ft. The current owners have retained so much character and the property sits beautifully in the desirable location of Bexley Village which is one of the few remaining villages on the borders of London. Local schools, traditional shops and restaurants are close by as well as the train station providing links into London and the Kent coast.

Entrance hall

Lounge

13' 7" x 11' 9" (4.14m x 3.58m)

Dining room

11' 9" x 11' 2" (3.58m x 3.4m)

Kitchen/breakfast area

16' 0" x 7' 6" (4.88m x 2.29m)

First floor landing

Bedroom one

11' 9" x 11' 4" (3.58m x 3.45m)

Bedroom two

15' 2" x 7' 5" (4.62m x 2.26m)

Bathroom

11' 2" x 8' 2" (3.4m x 2.49m)

Outside

Small front garden.

Rear garden over 100ft.

Additional information

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Council Tax: Band D £1,679 per annum.

EER Rating: 45 EIR Rating: 38

Local authority: Bexley London Borough Council

Directions

From our Sidcup office, turn right and proceed along Station Road, at the traffic lights turn right into Hurst Road, straight over at the roundabout, at the end of this road turn right into Bexley High Street, straight over at the mini roundabout, and at the next roundabout bear right into North Cray Road and the property is on the left hand side
Closest Stations: Bexley (0.24 mi) Albany Park (1.04 mi) Crayford (1.46 mi)
Closest Schools: Royal Park Primary Academy (0.88 mi) Hurst Primary School (0.96 mi) Beths Grammar School (0.75 mi)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



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