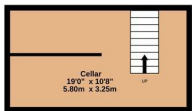
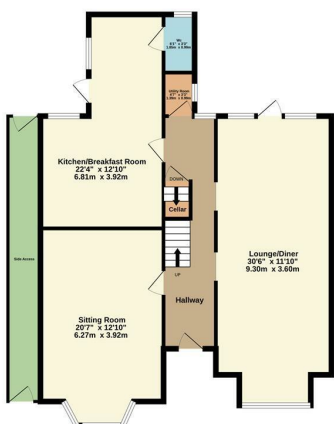


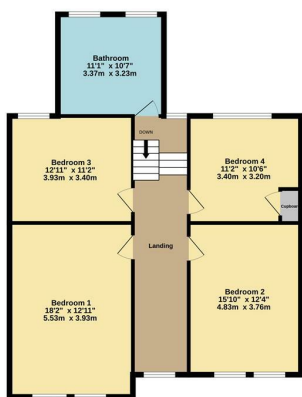
Basement
200 sq.ft. (18.6 sq.m.) approx.



Ground Floor
999 sq.ft. (92.6 sq.m.) approx.



1st Floor
959 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA : 2168 sq.ft. (201.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2020)

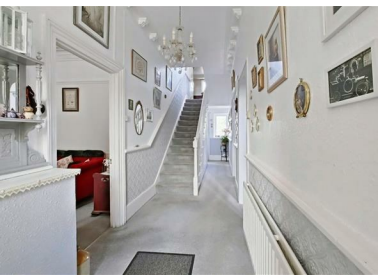
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PARKHURST ROAD

BEXLEY DA5 1AR

Guide price £1,000,000



22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk
www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Rarely does a home of this calibre become available. Occupying a commanding position on one of the area's most prestigious and sought-after roads, this substantial four-bedroom Victorian residence presents an exceptional opportunity to acquire a home of genuine character, remarkable proportions and outstanding future potential.

Rich in period charm and retaining a wealth of original features, this handsome family home offers the perfect blend of timeless elegance and exciting scope for enhancement. Whilst requiring a degree of sympathetic modernisation, the property boasts incredible "bones", with generous room sizes, soaring ceilings and the wonderful craftsmanship synonymous with Victorian architecture. For those seeking to create their forever home, opportunities such as this are few and far between.

The accommodation is both extensive and versatile, centred around four impressively proportioned bedrooms that provide exceptional space for growing families. Every room reflects the scale and character expected of a home from this era, while a useful cellar offers valuable additional storage and further practicality.

Outside, the property continues to impress with a beautifully sized rear garden, offering endless possibilities for entertaining, family life or future landscaping. To the front, off-road parking provides everyday convenience—an increasingly valuable feature in such a desirable location.

Perfectly positioned within walking distance of the charming boutiques, cafés and restaurants of Bexley Village, the home also falls within easy reach of the highly regarded Beths Grammar School for Boys, making it an outstanding choice for families wishing to combine an exceptional education with an enviable lifestyle.

4 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

PARKHURST ROAD

BEXLEY DA5 1AR

- 4 BEDROOM 'VICTORIAN' DETACHED HOUSE
- HIGHLY SOUGHT AFTER LOCATION
- SPACIOUS ROOMS THROUGHOUT
- WALKING DISTANCE TO BETHS GRAMMAR SCHOOL FOR BOYS
- CLOSE TO BEXLEY VILLAGE INCLUDING TRAIN STATION SHOPS/RESTAURANTS/BARS
- IN NEED OF SOME TLC
- PARKING ON THE FRONT
- EPC-TBC
- 2168 SQ FT
- COUNCIL TAX BAND G

