







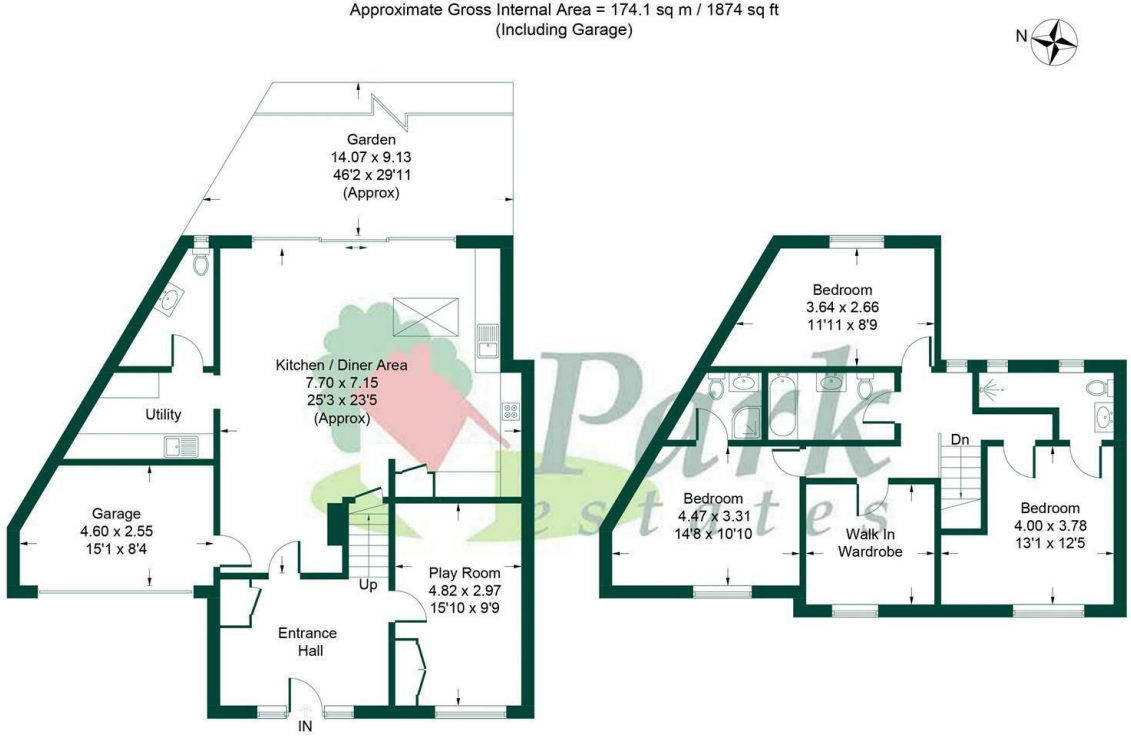
12, Cold Blow Crescent, Bexley DA5 2DS
Guide Price £775,000 - £800,000

Park estates

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Park Estates are delighted to offer onto the market this stunning four bedroom extended semi detached residence, beautifully finished and set within a highly sought after road in Bexley. Ideally positioned within walking distance of Old Bexley Village, the property enjoys convenient access to its selection of independent shops, restaurants, bars, well regarded primary and secondary schools including Wilmington Grammars and Academy, Bexley Station and all other transport links. This exceptional family home has been thoughtfully extended and presented to an impressive standard throughout, combining character features with a stylish modern finish. Accessed via a striking reclaimed church door, the accommodation comprises a welcoming entrance reception hall, lounge, utility room, ground floor WC and an outstanding open plan kitchen, dining and living space — a superb area designed for contemporary family living. To the first floor, there is a luxury family bathroom featuring a copper bath, four double bedrooms and two beautifully appointed en suite bathrooms. Externally, the property continues to impress with a resin driveway providing off street parking, an integral garage and a landscaped rear garden. Additional benefits include underfloor heating, gas central heating, double glazing, CCTV and a wine cooler. Viewing is highly recommended to fully appreciate the quality and finish of this remarkable home.

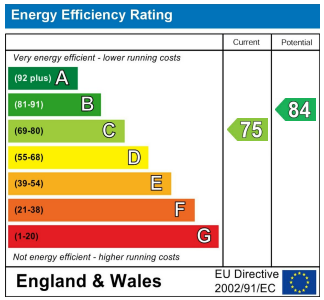
Approximate Gross Internal Area = 174.1 sq m / 1874 sq ft
(Including Garage)



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. EPC Planpix © (ID647792)

Local Authority: Bexley

Council Tax Band: F



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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.