

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Marley Avenue

Bexleyheath, DA7 5RU

Offers Over £600,000



- Extended family corner plot home
- Good access to the Elizabeth Line
- Four/five bedrooms
- Large lounge & dining room
- Floor Area: 1594 total sq ft

- Sought after location
- Close to local schools, shops & open spaces
- Ground floor shower room & first floor bathroom
- Call Hunters to view
- EPC Rating: D

Tel: 01322 318100

# Marley Avenue

Bexleyheath, DA7 5RU

Offers Over £600,000



Nestled in the desirable Marley Avenue of Bexleyheath, this semi-detached corner plot house is a true gem waiting to be discovered. Boasting two reception rooms, five bedrooms, and two bathrooms across 1,594 sq ft, this property offers ample space for comfortable living.

As you step inside, you are greeted by an extended family home that exudes warmth and charm. The large lounge and dining room provide the perfect setting for entertaining guests or simply relaxing with your loved ones. The extended kitchen is a chef's delight, offering plenty of space to whip up culinary delights. Additionally, the ground floor features a convenient bedroom/study and shower room.

Venture upstairs to find four well-appointed bedrooms and a stylish bathroom, providing privacy and tranquility for all family members.

One of the standout features of this property is the stunning rear garden, a peaceful oasis where you can unwind amidst nature. With rear access to a detached garage and off-road parking for two cars at the front, parking will never be an issue. In fact, there is space for three/four vehicles in total, ensuring convenience for you and your guests.

Situated in a sought-after location, this home is conveniently accessible to the Elizabeth line, local schools, open spaces and shops with even a parade of shops within walking distance of the home, making it an ideal choice for families.

Presented in excellent condition, this property is a true delight to behold. Don't miss the opportunity to make this house your home - contact Hunters today to arrange a viewing and experience the magic of Marley Avenue for yourself.



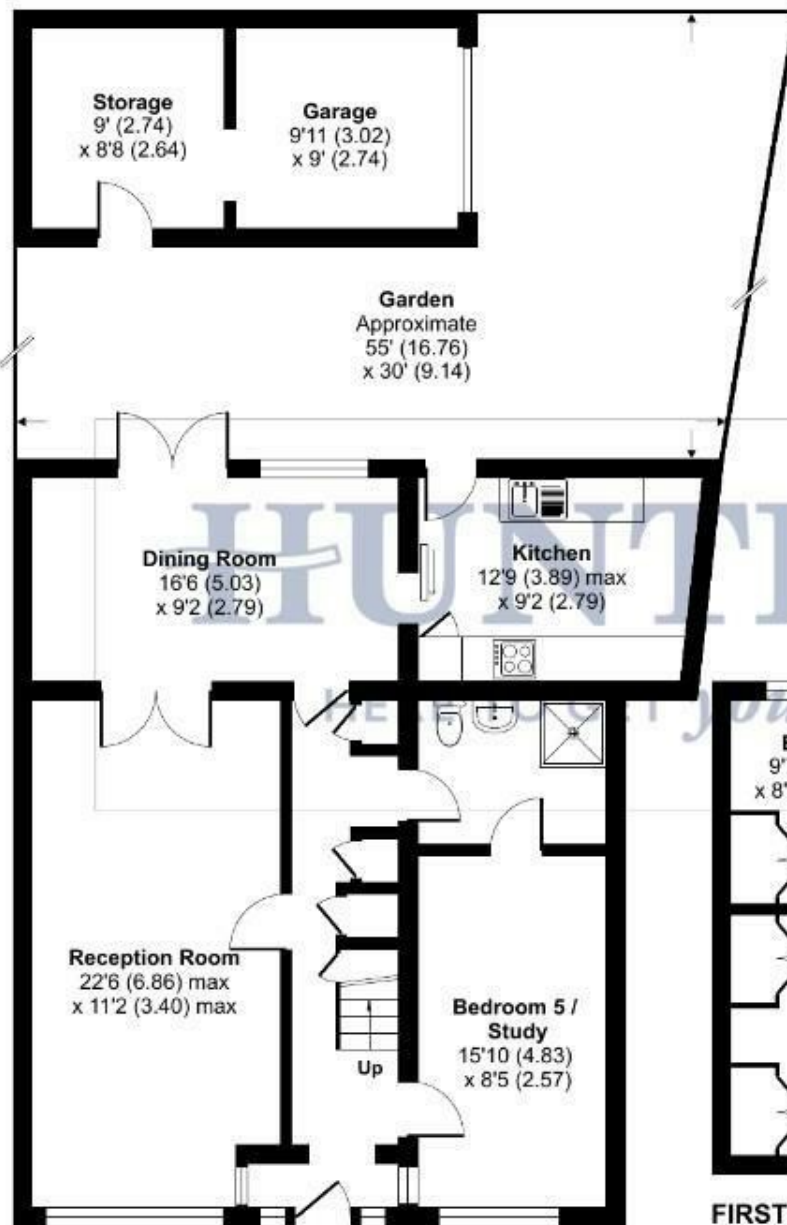
# Marley Avenue, Bexleyheath, DA7

Approximate Area = 1421 sq ft / 132 sq m

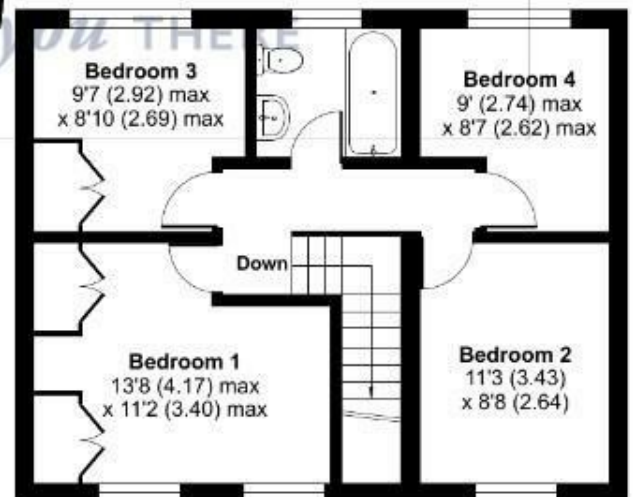
Garage / Storage = 173 sq ft / 16 sq m

Total = 1594 sq ft / 148 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1154817



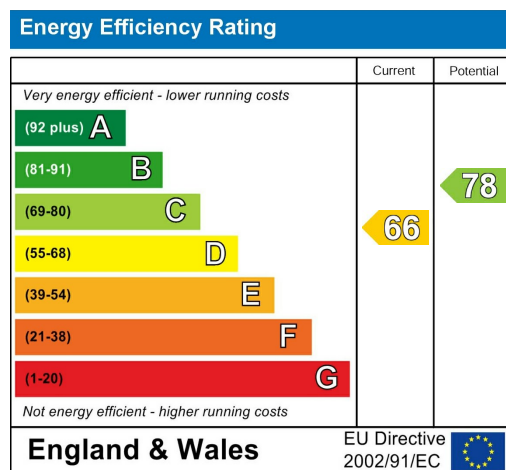








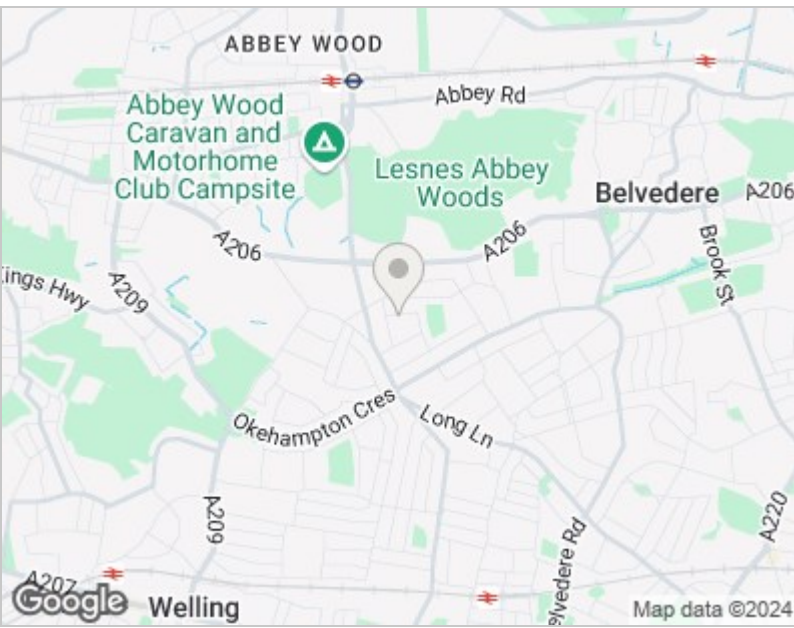
## Energy Efficiency Graph



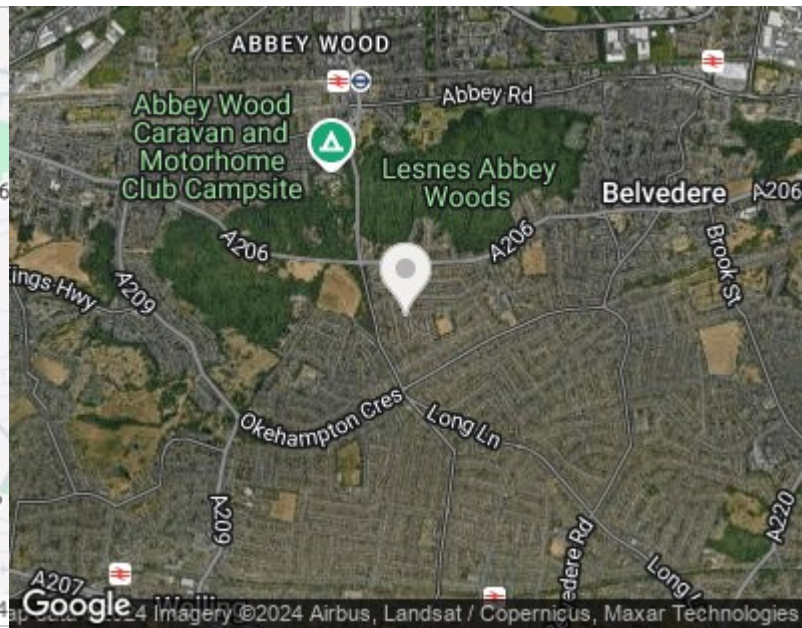
## Viewing

Please contact our Hunters Bexleyheath Office on 01322 318100 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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