



Hunters Close, Bexley, DA5 2HJ  
Offers in excess of £700,000





## Fabulous Family Home! - NO ONWARD CHAIN

There is so much to like about this home including the cul-de-sac location, Southwest facing rear garden, potential to extend (previous planning agreed), and of course the size of the internal space on offer. Take a look around with our video tour and call us today to book your appointment for our viewing day.



We love the position of this spacious detached family home. Situated in a cul-de-sac and with the garden facing Southwest, this is a great spot. Away from the noises of passing traffic and plenty of space to enjoy the wonderful sunshine, in the warmer months in the rear garden.

Internally the layout of this home works really well as there is a super-size kitchen diner making space for entertaining, a generous Living Room, and a very useful home office/study which is perfect for those still working from home or a quiet place for the children to work,

Upstairs there are four good size bedrooms with the main bedroom benefitting from an ensuite shower room and fitted wardrobes. There are also built-in wardrobes in bedrooms 2 and 3.

This fantastic family home will be a pleasure to show you around, so call Town and City Homes today to book in your accompanied viewing.

**Location**  
The property is situated in the popular Joydens Wood area and is within walking distance of several local family-run businesses including a post office, a newsagent, a dry cleaner, a launderette, and a butcher. The closest train station is Bexley Station which offers direct access to London Bridge, Waterloo, and London Charing Cross. The schools within the local area are highly regarded with Good Junior schools and Outstanding Grammar Schools including Wilmington Grammar, Beths Grammar, and Dartford Grammar schools.

**Entrance**

**Living Room 15'5 x 14'5 (4.70m x 4.39m)**

**Kitchen/Diner 25'10 x 9'5 (7.87m x 2.87m)**

**Study 10 x 8'6 (3.05m x 2.59m)**

**W/C**

**Utility Room**

**Landing**

**Main Bedroom 13'6 x 10'6 (4.11m x 3.20m)**

**Ensuite**

**Bedroom Two 10'7 x 10'6 (3.23m x 3.20m )**

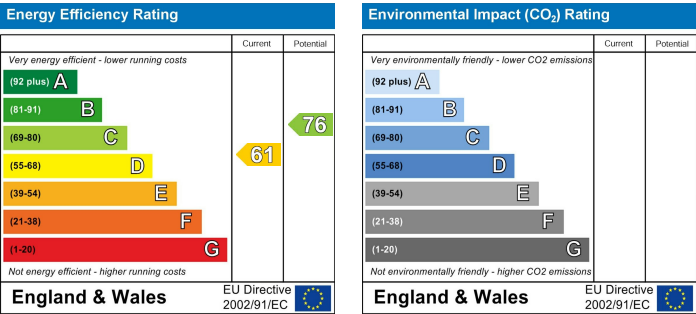
**Bedroom Three 9'11 x 8'7 (3.02m x 2.62m)**

**Bedroom Four 10'6 x 7' (3.20m x 2.13m)**

**Bathroom**

**Garage 17'4 x 16'8 (5.28m x 5.08m)**

**Garden**





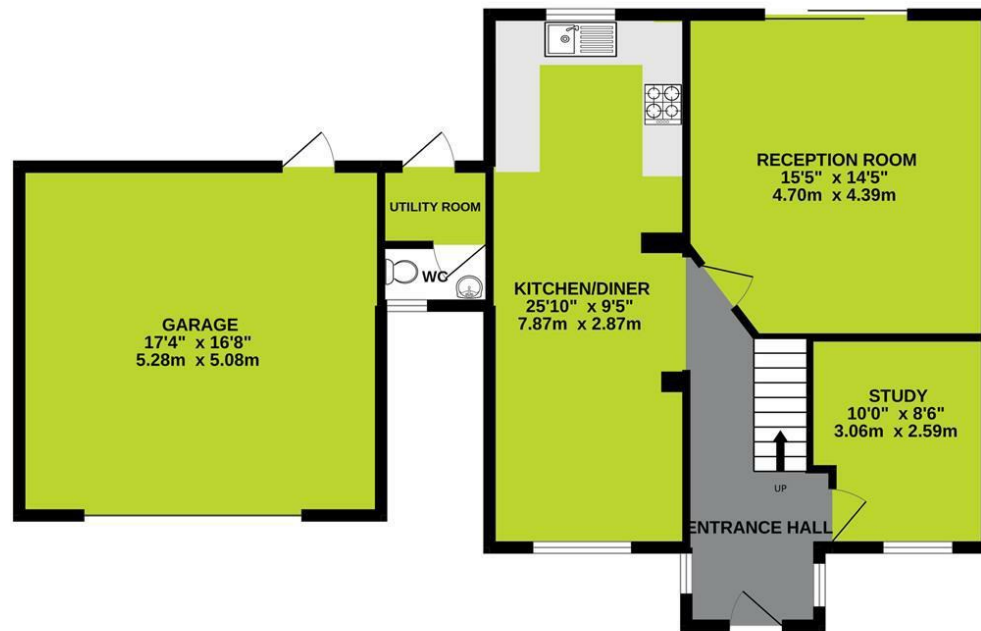








GROUND FLOOR  
950 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1587sq.ft. (147.4 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.  
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