



**61 Baldwyns Road, Bexley**  
**Kent DA5 2AB**  
**Offers in excess of £400,000**

GUIDE PRICE £400,000 - £425,000

This beautifully presented three-bedroom family home offers generous and versatile living space, featuring two spacious reception rooms and a contemporary fitted kitchen. A door from the kitchen opens onto a secluded, low-maintenance garden with artificial lawn, leading directly to a substantial detached garage measuring 22' x 10'7.

Upstairs, the property comprises two well-proportioned double bedrooms, a single bedroom, and a generously sized four-piece family bathroom, complete with a freestanding bath and separate shower enclosure.

Ideally located just off Old Bexley Lane, this home is within close proximity to the highly regarded Maypole Primary School, Reynolds Fitness Centre and Spa, and excellent transport links via the nearby A2—offering convenient access to both Central London and Bluewater Shopping Centre.

Please request any further information required from agent.

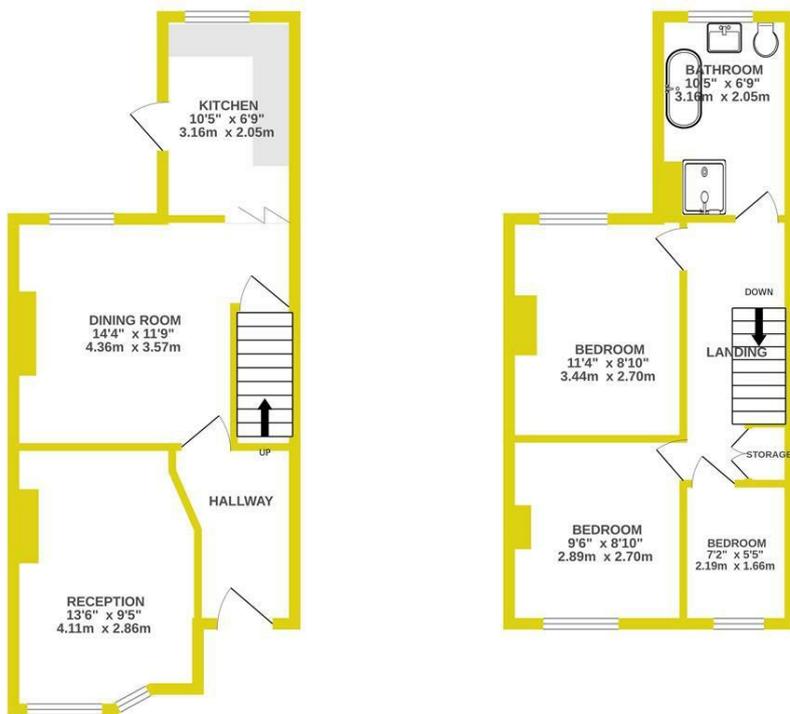
This property must be viewed to fully appreciate its presentation, accommodation and location.





GROUND FLOOR  
398 sq.ft. (36.9 sq.m.) approx.

1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 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 Measure 12/2014



| Energy Efficiency Rating                    | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| A   |         |           |
| B   |         |           |
| C   |         |           |
| D   |         |           |
| E   |         |           |
| F   |         |           |
| G   |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| A   |         |           |
| B   |         |           |
| C   |         |           |
| D   |         |           |
| E   |         |           |
| F   |         |           |
| G   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC   |         |           |