



RIDGECROFT CLOSE BEXLEY KENT  
DA5 2DE  
Guide Price: £850,000 - £900,000 | Freehold



Park Estates are delighted to offer onto the market this well presented four bedroom detached house. Located within a quiet and much sought after location, just a short walk from Old Bexley Village, with convenient access to popular local schools, shops, restaurants, Bexley Station and all other transport links. An ideal family home, the property offers a wealth of potential to extend, subject to relevant planning consents, with current accommodation comprising of entrance hall, one reception room, conservatory, luxury fitted kitchen / breakfast room and a ground floor wc. To the first floor there is a family bathroom and four well proportioned bedrooms. Additional benefits to note include double glazing, resin driveway, garage, gas central heating and a large rear garden. Viewing is highly recommended.

Local Authority: Bexley  
Council Tax Band: F

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



**01322 553322**

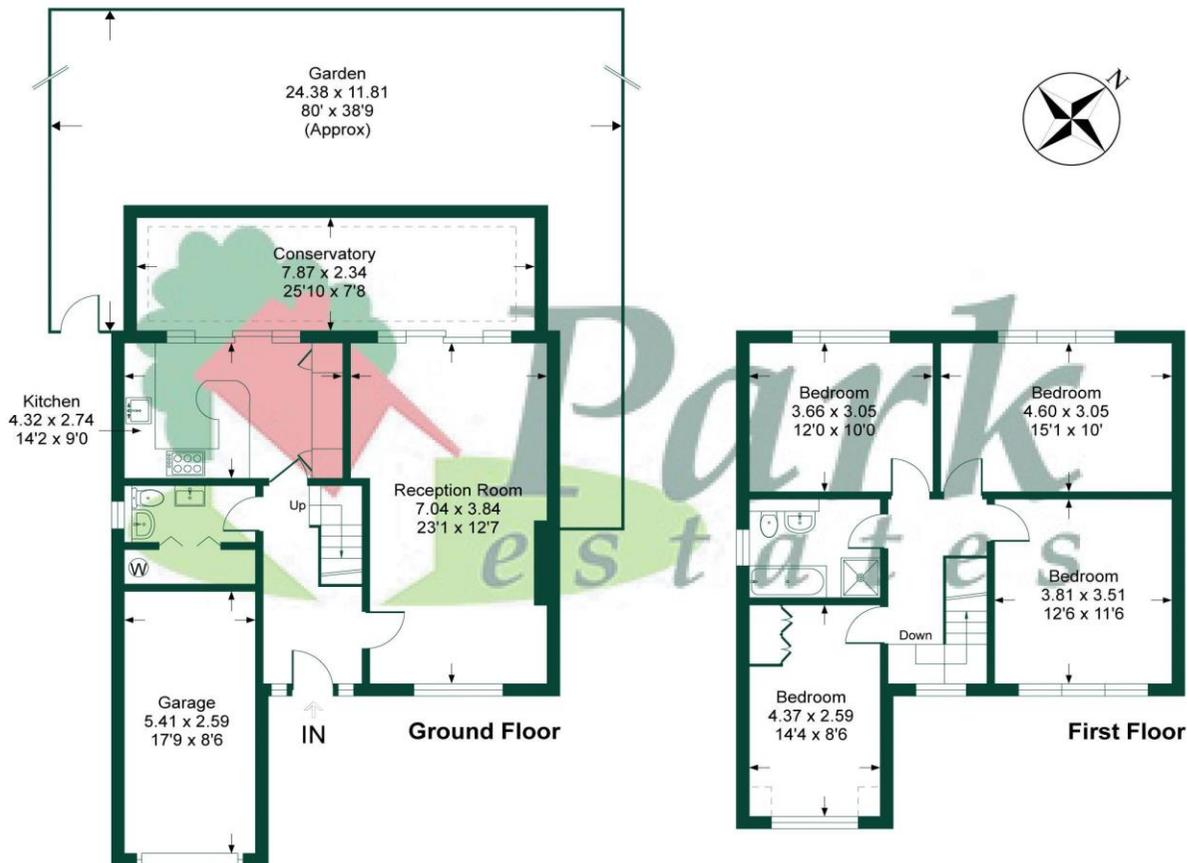
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## Ridgcroft Close DA6

Approximate Gross Internal Area = 139 sq m / 1496 sq ft  
Approximate Garage Internal Area = 14 sq m / 151 sq ft  
Approximate Total Internal Area = 153 sq m / 1647 sq ft  
(excludes restricted head height)

= Reduced headroom



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.

Produced by Planpix

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.