



### Shirley Avenue

Bexley  
DA5 3AY

### Freehold

3 bedroom extended mid terrace house  
Modern kitchen and downstairs bathroom  
Off street parking to front and detached garage to the rear  
Convenient for local shops and schools  
Easy access to stations and bus routes  
Backing onto Hurst Recreation Ground to the rear







## FULL DESCRIPTION

This beautifully presented bay-fronted terraced home has been extended to the rear and is ideally located on a tree-lined avenue, backing onto the open green space of Hurst Recreation ground. It offers convenient access to local shops, schools, bus routes, and train stations.

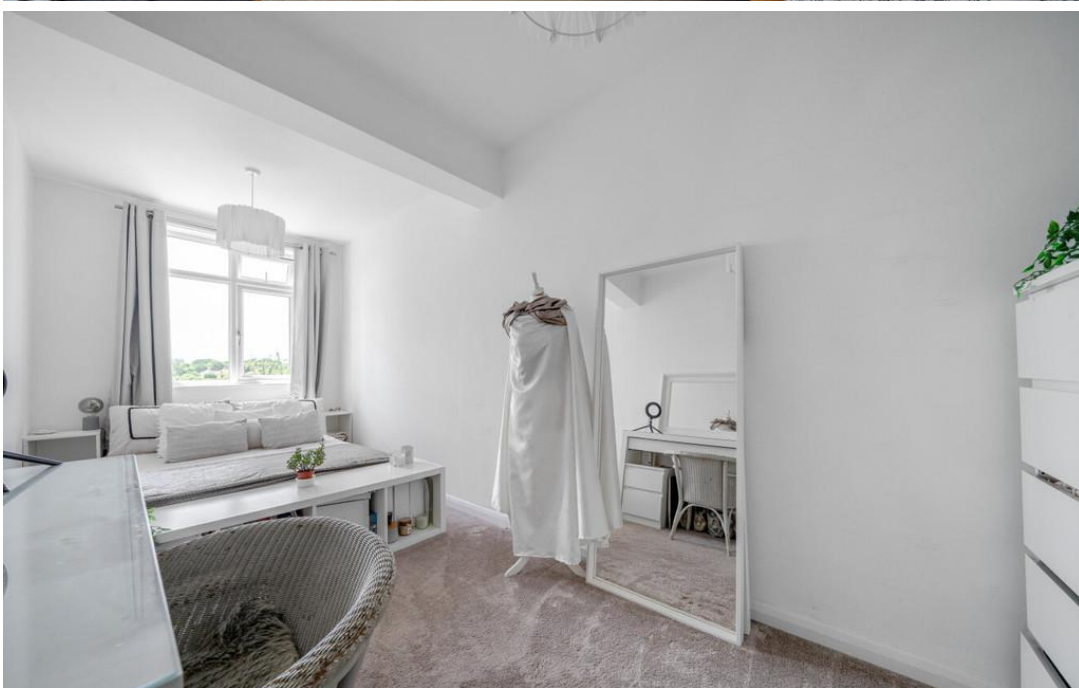
The property briefly comprises: entrance door to entrance hall, open plan lounge/diner and modern kitchen and bathroom to the ground floor. To the first floor are 3 generously sized bedrooms with two overlooking green space to the rear.

Externally there is a large south facing lawned rear garden which backs onto Hurst Recreation Ground, off street parking to the front and garage to the end of the rear garden.

Internal viewing is highly recommended.

## Directions

From our Sidcup office, turn right into Station Road. At the traffic lights turn right into Hurst Road. At the roundabout continue straight over and Shirley Avenue is the first turning on the left hand side. Closest Stations: Albany Park (0.40 mi) Sidcup (0.92 mi) Bexley (1.08 mi) Closest Schools: Hurst Primary School (0.24 mi) Sherwood Park Primary School (0.62 mi) Hurstmere School (0.36 mi) Blackfen School for Girls (0.7 mi)





**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Bexley London Borough Council

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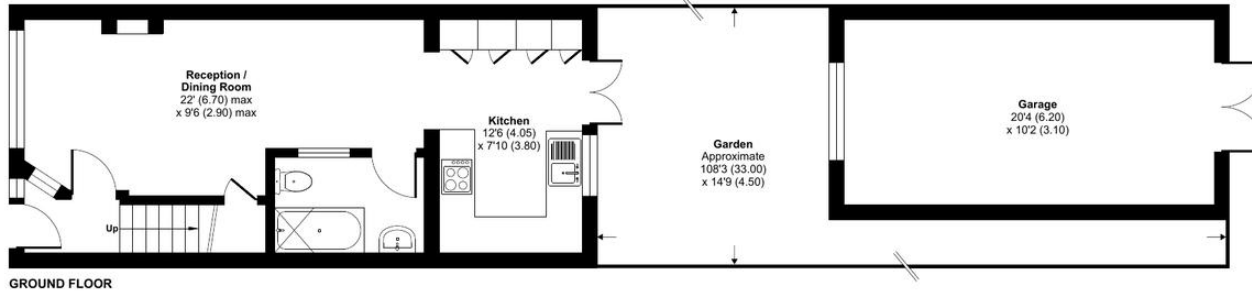
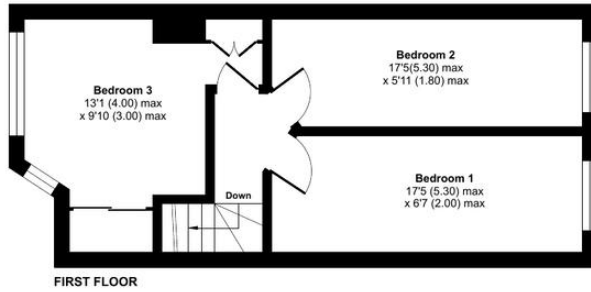
## Shirley Avenue, Bexley, DA5

Approximate Area = 775 sq ft / 71.9 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 982 sq ft / 91.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Drewery. REF: 1315634

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

