



Grace Avenue, Bexleyheath
£500,000 Freehold



CHAIN FREE SALE Parris Residential are delighted to present this attractive three-bedroom semi-detached family home, ideally positioned in a popular residential location close to Bexleyheath Station and a range of local amenities. One of the property's standout features is its impressive southerly facing rear garden, extending to approximately 155ft, offering an exceptional amount of outdoor space for families, entertaining and gardening enthusiasts alike. The property also benefits from a garage and private driveway providing off-road parking for 3-4 vehicles. Internally, the house benefits from double-glazed windows and gas-fired central heating, while offering plenty of scope for a new owner to add their own style and further enhance the accommodation. There is also excellent potential to extend, including to the rear and potentially at first-floor level to the side, subject to the necessary planning consents. This provides an exciting opportunity to create a larger and more tailored family home in the future. The location is particularly convenient, with Bexleyheath railway station just a few minutes' walk away, while the shops and amenities along Long Lane and Pickford Lane are also within easy reach. With its generous garden, excellent parking, convenient location and exciting potential for further improvement, this is a property that deserves to be viewed.

EPC To be confirmed | Council Tax Band E | Freehold





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

entrance hall 7'3 x 7'1 (2.21m x 2.16m)

lounge 14'1 plus bay x 11'7 (4.29m plus bay x 3.53m)

dining room 14'4 max x 12'6 (4.37m max x 3.81m)

kitchen 10'4 x 6'9 (3.15m x 2.06m)

ground floor bathroom 7'2 x 7'0 (2.18m x 2.13m)

ground floor bedroom three 9'11 plus bay x 7'8 (3.02m plus bay x 2.34m)

landing

bedroom one 14'10 x 11'7 (4.52m x 3.53m)

bedroom two 11'7 x 10'1 (3.53m x 3.07m)

rear garden 155' approx (47.24m approx)

garage 18'9 x 7'7 (5.72m x 2.31m)

driveway for 3-4 vehicles

