



Mayfair Avenue, Bexleyheath
£530,000 Freehold

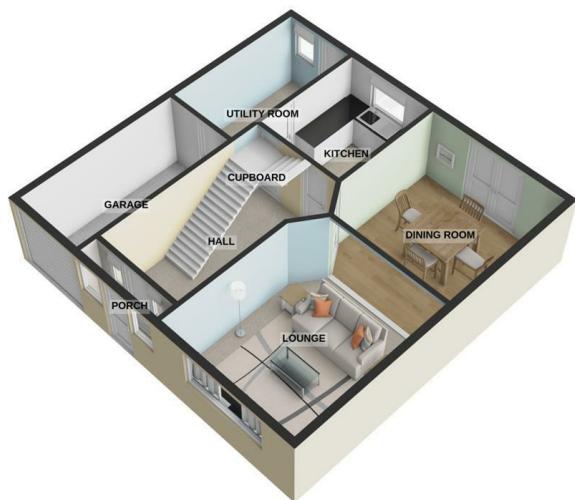


CHAIN FREE SALE Parris Residential are delighted to offer this spacious K Type Feakes & Richards semi-detached family house with 65' westerly facing rear garden and off-street parking to the front for up to three cars. The property is located on a desirable road of similar properties, just a few minutes walk away from Bexleyheath train station and the local shops, bars, and restaurants on Pickford Lane. Benefits include a gas central heating system; the boiler was replaced in 2022. There are also double-glazed windows, a utility area, and a small garage to the side. Both Brampton Primary School and Barrington Primary School can be found nearby. There is plenty of extension potential to the side and rear, subject to the usual planning consents. Some upgrading is required however, we feel this has been reflected in the asking price.

EPC Band D | Council Tax Band E | Freehold



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

England & Wales

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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 14'5 x 7'9 (4.39m x 2.36m)

lounge area 13'8 x 12'0 (4.17m x 3.66m)

dining room area 12'1 x 12'0 (3.68m x 3.66m)

kitchen 9'4 x 7'9 (2.84m x 2.36m)

utility 12'0 x 6'4 (3.66m x 1.93m)

landing

bedroom one 14'2 x 12'0 (4.32m x 3.66m)

bedroom two 12'1 x 11'8 (3.68m x 3.56m)

bedroom three 9'7 x 7'9 (2.92m x 2.36m)

bathroom with W.C. 9'6 x 5'0 (2.90m x 1.52m)

separate W.C. 6'8 x 3'0 (2.03m x 0.91m)

rear garden 65' approx (19.81m approx)

driveway for three vehicles

garage to side 14'8 x 6'5 (4.47m x 1.96m)

