



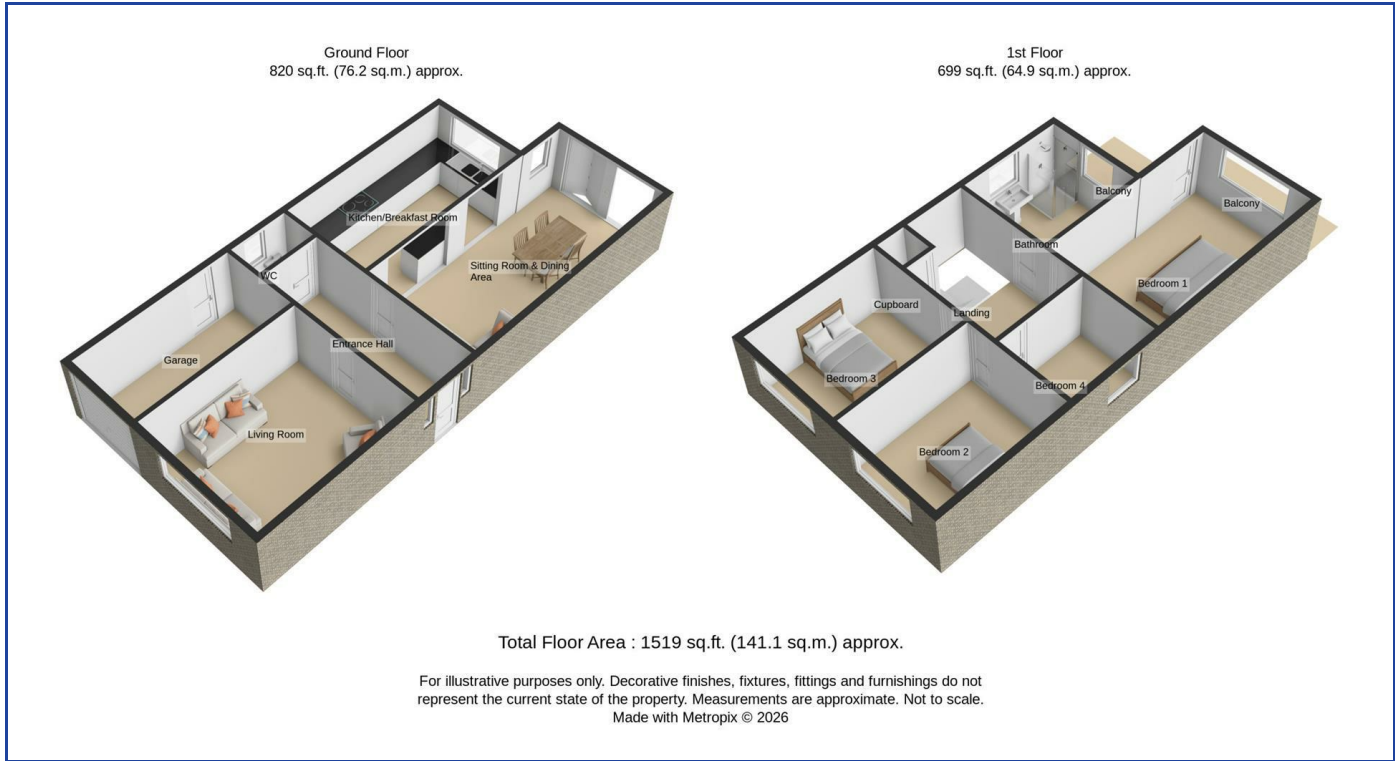
The Drive, Bexley
£750,000 Freehold



Parris Residential is delighted to offer this beautifully presented four bedroom extended detached family house with balconies overlooking a private rear garden. There is a garage & driveway for four vehicles plus very spacious family bathroom & ground floor W.C. All rooms are a very good size and the fit and finish throughout is of a high spec. Features include an open plan sitting room, dining area and luxury fitted kitchen with central island and a full set of integrated appliances including a fridge freezer, oven, microwave, electric hob, washing machine and dishwasher. The first floor family bathroom includes both a bath and shower cubicle. Further features include shutters and some rather lovely accent lighting in the living & sitting rooms. The 63' approx well cared for rear garden is quite private with a high wall at the rear and some lovely shrubs and plants. The property is located conveniently for locals shops in Blackfen as well as the A2 & M25 Network. Locals Schools are in abundance and include Hurst Primary School, Sherwood Park Primary School and also Blackfen School for Girls, Hurstmere School & Chis & Sid. Your inspection is highly recommended.

Freehold | EPC D band|





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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 17'0 x 5'9 (5.18m x 1.75m)

Living Room 15'0 x 12'6 (4.57m x 3.81m)

Sitting Room & Dining Area 22'6 x 11'0 (6.86m x 3.35m)

Kitchen 17'8 x 8'3 (5.38m x 2.51m)

Ground Floor W.C. 5'9 x 3'8 (1.75m x 1.12m)

Landing

Bedroom One 18'1 x 11'0 (5.51m x 3.35m)

Balcony & Seating Area off Bedroom One

Bedroom two 12'0 x 10'1 (3.66m x 3.07m)

Bedroom Three 12'1 x 10'1 (3.68m x 3.07m)

Bedroom Four 9'1 x 7'5 (2.77m x 2.26m)

Family Bathroom 10'0 x 8'8 (3.05m x 2.64m)

Rear Garden 63'0 approx x 30' approx (19.20m approx x 9.14m approx)

Garage 15'1 x 7'5 (4.60m x 2.26m)

Driveway for Four Vehicles

