



**Long Lane, Bexleyheath**  
**£415,000 Freehold**

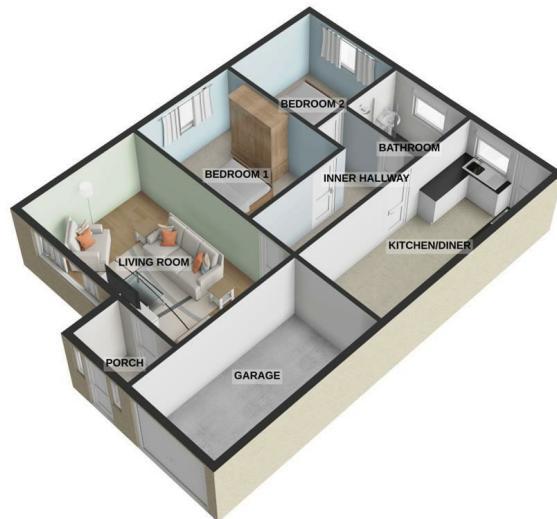


CHAIN FREE SALE Parris Residential is pleased to offer this two-bedroom semi-detached bungalow with a garage and off-street parking for up to four vehicles. There is potential to convert the garage into a 3rd bedroom, subject to the usual planning consents. Benefits include double-glazed windows and a gas central heating boiler. If you are looking to put your own stamp on a property, then this would be ideal. Local shops on Brampton Road and further along Long Lane are within easy reach. Your inspection is highly recommended.

EPC to be confirmed | Council tax band D



GROUND FLOOR  
824 sq.ft. (76.5 sq.m.) approx.

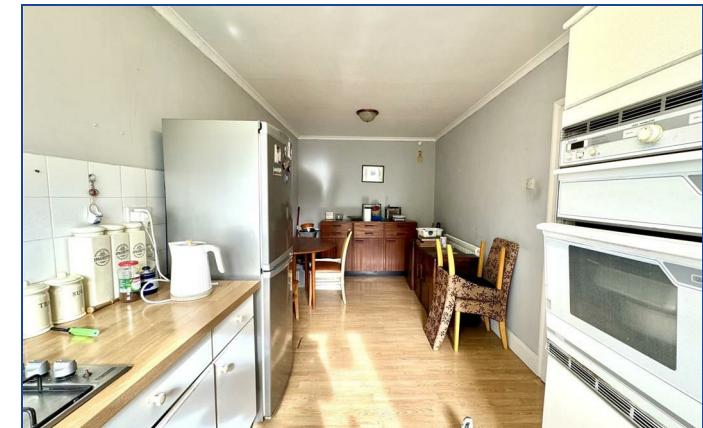
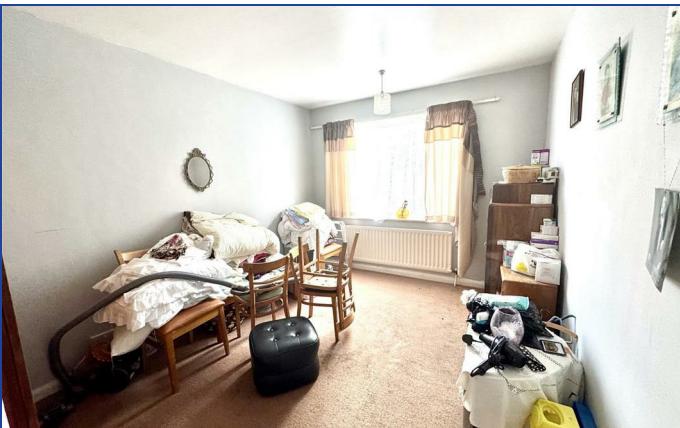
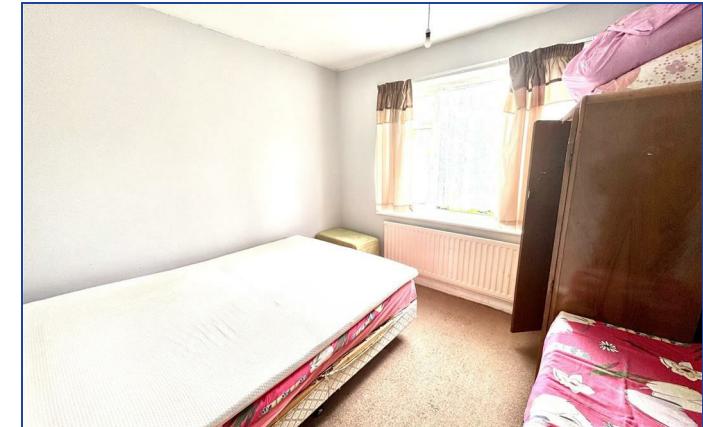


TOTAL FLOOR AREA : 824 sq.ft. (76.5 sq.m.) approx.

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		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.

porch 6'0 x 4'4 (1.83m x 1.32m)

living room 17'0 x 11'0 (5.18m x 3.35m)

inner hallway 13'0 x 3'7 (3.96m x 1.09m)

kitchen diner 19'3 x 8'3 (5.87m x 2.51m)

bedroom one 12'3 x 9'6 (3.73m x 2.90m)

bedroom two 9'6 x 9'4 (2.90m x 2.84m)

bathroom 6'8 x 5'9 (2.03m x 1.75m)

rear garden 20'0 approx x 33'0 approx wide (6.10m approx x 10.06m approx wide)

garage to side 15'3 x 8'5 (4.65m x 2.57m)

off street parking for four vehicles

