



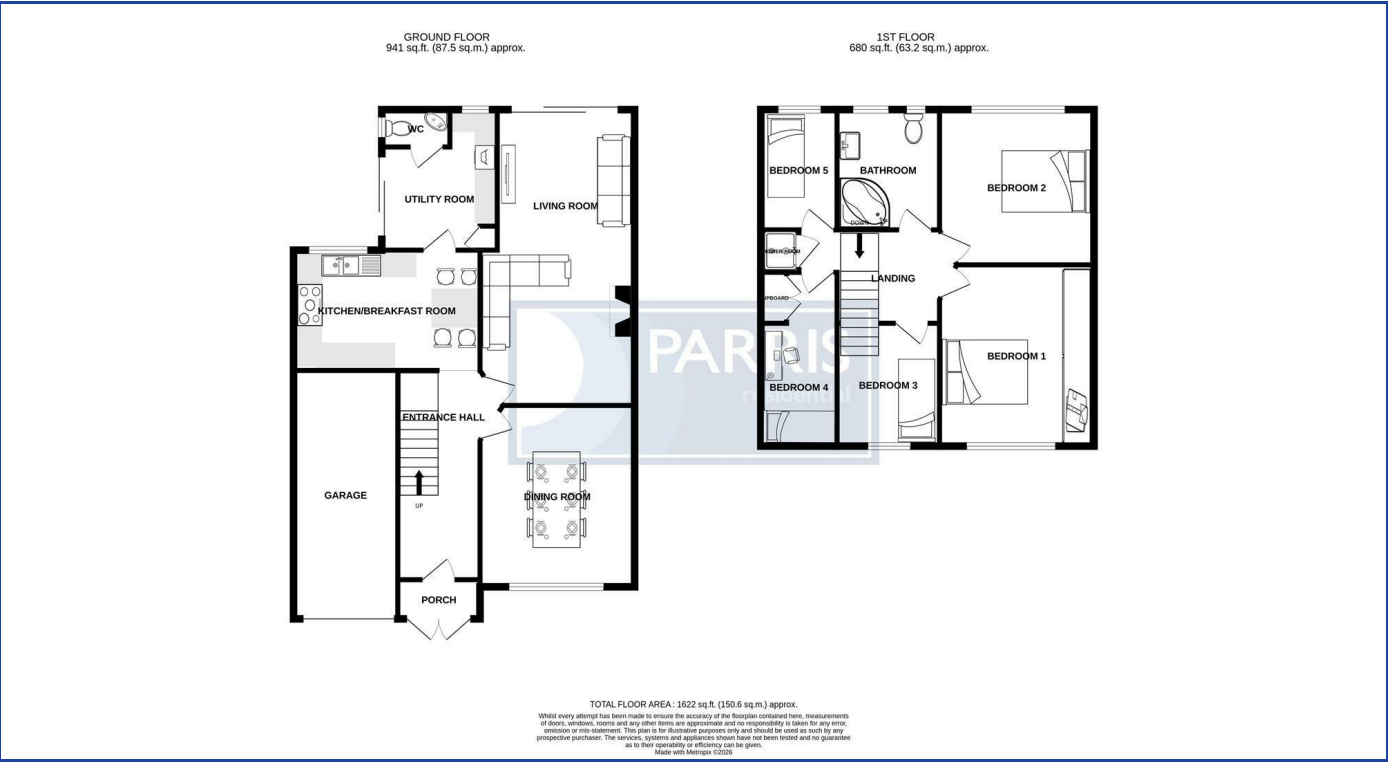
Berkeley Avenue, Bexleyheath
Price Guide £700,000 Freehold



PRICE GUIDE £700,000 - £725,000 Parris Residential is delighted to offer this five bedroom K Type Feakes & Richards semi detached family house with large garage and a driveway for 2-3 vehicles. The property has been extended both to the side and rear and offers spacious accommodation throughout. Benefits include a beautifully appointed kitchen breakfast room with twin sink, built in oven, five ring induction hob and we understand from the sellers that the worktops are quartz. Further features include a large family bathroom, plus a shower cubicle off the landing and a ground floor W.C. The rear garden is west facing so you will get plenty of sunshine most of the day. Both Brampton & Barrington Primary schools can be found nearby and Bexleyheath train station plus all the local shops on Pickford Lane are just a short walk away. The Superloop 3 bus stop with direct access to Abbey Wood Crossrail is also on Pickford lane. Your inspection is highly recommended.

EPC to be confirmed | Council Tax band F | Freehold





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.



porch 6'2 x 3'1 (1.88m x 0.94m)

hallway 16'3 x 6'5 (4.95m x 1.96m)

living room 23'0 x 12'0 max (7.01m x 3.66m max)

dining room 14'0 x 12'0 (4.27m x 3.66m)

kitchen breakfast room 14'6 x 9'4 (4.42m x 2.84m)

utility room 10'3 x 9'1 (3.12m x 2.77m)

ground floor W.C. 5'4 x 2'8 (1.63m x 0.81m)

landing

bedroom one 14'0 x 11'8 (4.27m x 3.56m)

bedroom two 12'1 x 12'1 (3.68m x 3.68m)

bedroom three 9'4 x 5'8 (2.84m x 1.73m)

bedroom four 13'6 x 5'8 (4.11m x 1.73m)

bedroom five 9'7 x 8'0 (2.92m x 2.44m)

family bathroom 9'4 x 8'0 (2.84m x 2.44m)

shower cubicle off landing

west facing rear garden 64' approx (19.51m approx)

garage 19'8 x 7'6 (5.99m x 2.29m)

driveway to front

