



Sandford Road, Bexleyheath
Price Guide £475,000 Freehold

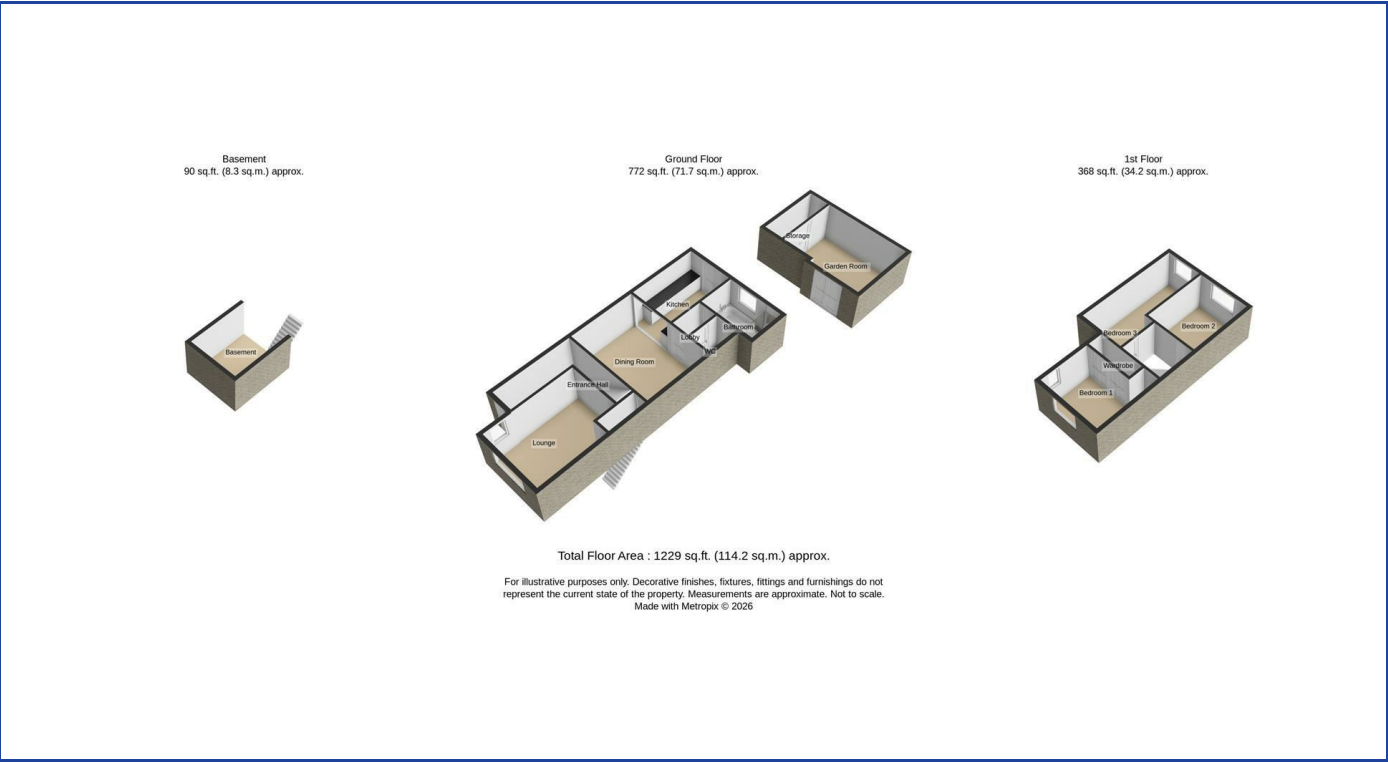


PRICE GUIDE: £475,000 - £500,000

Parris Residential is delighted to offer this lovely & spacious three-bedroom Victorian semi-detached family house with a basement room plus a large garden room with storage. The property is very well presented and benefits from having double-glazed windows and a gas central heating system. There is a smart cream coloured open-plan gloss-style fitted kitchen and ground-floor bathroom with a walk-in shower cubicle plus a jacuzzi bath too. There is also a separate W.C. All three bedrooms are of a very good size, so make this an ideal family home. Bexleyheath train station is just a few minutes' walk away. Bexleyheath Broadway is literally just around the corner, and the open space of Danson Park is just a few minutes' walk away. Your inspection is highly recommended.

Freehold | Council Tax band D | EPC Band C |





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		87	(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		EU Directive 2002/91/EC	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.



Entrance Hall 12'1 x 4'0 (3.68m x 1.22m)

Lounge 14'0 x 10'8 (4.27m x 3.25m)

Dining Room 15'2 x 10'9 (4.62m x 3.28m)

Kitchen 11'4 x 7'8 (3.45m x 2.34m)

Basement Room 10'2 x 8'9 (3.10m x 2.67m)

Landing

Bedroom 1 11'0 x 10'5 (3.35m x 3.18m)

Bedroom 2 11'1 x 8'8 (3.38m x 2.64m)

Bedroom 3 17'5 x 7'2 max (5.31m x 2.18m max)

Ground Floor Bathroom 9'5 x 6'2 (2.87m x 1.88m)

Separate W.C. 3'8 x 3'4 (1.12m x 1.02m)

Rear Garden 36' approx to garden room (10.97m approx to garden room)

Garden Room plus storage area - currently used as 14'2 x 11'4 (4.32m x 3.45m)

