



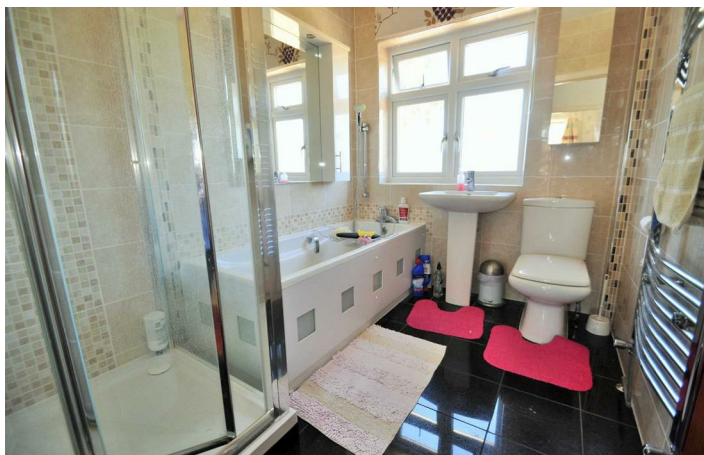
**Hansol Road, Bexleyheath**  
**£479,995 Freehold**





**NEW COMBI BOILER INSTALLED AUGUST 2025 & CHAIN FREE SALE** Parris Residential are delighted to offer this three-bedroom 1930s semi-detached family house with a 73' approx rear garden and detached garage located in a popular residential road on the Southside of Bexleyheath. The property benefits from having a gas central heating system ( new combi boiler installed ) and double-glazed windows. There is also extension potential to the side and rear of the house subject to the usual planning consent. We understand that the front lower roof was replaced in June 2023 together with the storage shed roof in the rear garden. Plus new guttering to the front & rear of the garage, store shed, and lower front roof and a general overhaul of the main roof. The open space of Danson Park can be found nearby. Upton Primary School and Townley Grammar School for girls are both within easy walking distance. Your inspection is highly recommended.

EPC BAND D | COUNCIL TAX BAND E







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B		88	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E		66	(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 <sub>2</sub> 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 16'6" x 5'8" (5.03 x 1.73)**

**Lounge 19'7" x 11'11" (5.97 x 3.63)**

**Kitchen 8'11" x 6'7" (2.72 x 2.01)**

**Breakfast Area 11'2" x 10'11" (3.40 x 3.33)**

**Landing**

**Bedroom One 13'0" x 11'1" (3.96 x 3.38)**

**Bedroom Two 12'7" x 10'11" (3.84 x 3.33)**

**Bedroom Three 8'11" x 6'8" (2.72 x 2.03)**

**Bathroom 8'11" x 6'7" (2.72 x 2.01)**

**Rear Garden 73'0" approx (22.25 approx)**

**Detached Garage Via private driveway to side**

