



Woolwich Road, Bexleyheath
£450,000 Freehold



CHAIN FREE SALE Parris Residential are delighted to offer this ground-floor floor extended three-bedroom terrace house with off-street parking to the front and a detached garage at the rear. The property benefits from having a gas central heating system & double-glazed windows, plus a modern fitted kitchen with appliances (washing machine, dishwasher, fridge freezer, oven & hob). The property is located in Central Bexleyheath, so it is nearby to the vast array of shops, restaurants and bars in Bexleyheath Broadway. Bexleyheath Academy & Pelham Primary School are both close by. Your inspection is highly recommended.

EPC Band D | Council Tax Band D | 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.



Entrance hall 13'2 x 5'5 (4.01m x 1.65m)

Lounge 13'0 plus bay x 10'9 (3.96m plus bay x 3.28m)

Kitchen & breakfast room 16'6 x 10'5 max (5.03m x 3.18m max)

Ground floor bathroom 10'8 x 6'0 (3.25m x 1.83m)

Landing

Bedroom one 14'1 x 11'2 max (4.29m x 3.40m max)

Bedroom two 9'1" x 8'6" (2.77 x 2.59)

Bedroom three 8'9 x 7'10 (2.67m x 2.39m)

Rear garden 45' approx (13.72m approx)

Detached garage to rear 17'8 x 10' (5.38m x 3.05m)

off street parking to front

