



**Pickford Close, Bexleyheath**  
**Offers In The Region Of £700,000 Freehold**



**CHAIN FREE SALE** Parris Residential are delighted to offer this amazing four-bedroom extended semi-detached family house with garage and driveway located at the end of a cul-de-sac just around the corner from Bexleyheath train station and the Superloop bus stop with direct access to Abbey Wood Crossrail and Bromley North via Queen Marys Hospital in Sidcup. The property is beautifully decorated and benefits from having a smart gloss-style fitted kitchen/ utility room with a built-in oven, microwave, and hob. There is also a modern ground-floor shower room & W.C. and a first-floor family bathroom. All four bedrooms are of a perfect size and will all fit double beds. To the rear is a large decked area with a veranda overlooking the immaculately presented rear garden. Your inspection is highly recommended.

Council Tax Band F - EPC Band D



GROUND FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 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                    |           | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-----------|--|---|
|   | Current   | Potential                                      |   |
| Very energy efficient - lower running costs |           |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |           |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |           | <b>85</b>                                      | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |           |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            | <b>64</b> |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |           |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |           |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |           |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |           |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC                        | <b>England &amp; Wales</b>                                      |
|   |           |  | 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

entrance hall 14'2 x 6'0 (4.32m x 1.83m)

living room 17'0 x 12'1 (5.18m x 3.68m)

dining room 14'0 x 13'5 (4.27m x 4.09m)

kitchen & Utility - L Shape 13'8 max x 15'10 (4.17m max x 4.83m)

ground floor shower room & W.C. 7'4 x 5'5 (2.24m x 1.65m)

landing 9'2 x 8'4 max (2.79m x 2.54m max)

bedroom one 14'0 x 11'6 (4.27m x 3.51m)

bedroom two 12'9 x 12'1 (3.89m x 3.68m)

bedroom three 16'8 x 7'5 (5.08m x 2.26m)

bedroom four 13'9 x 7'5 (4.19m x 2.26m)

bathroom 6'8 x 6'0 (2.03m x 1.83m)

rear garden 56' approx x 33' approx (17.07m approx x 10.06m approx)

driveway to front for two vehicles

garage 17'1 x 7'3 (5.21m x 2.21m)

