



**Basilon Road, Bexleyheath**  
**£600,000 Freehold**





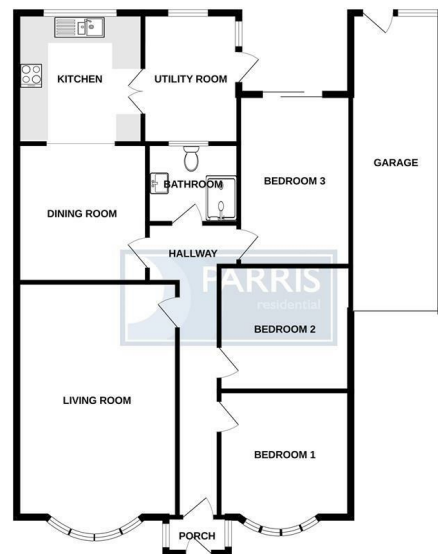
**CHAIN FREE SALE** Located just around the corner from Bexleyheath train station is this lovely & spacious three bedroom, two reception semi detached Bowyer bungalow with South facing rear garden, long garage, and parking for four vehicles. The property is very well presented and benefits from having double glazed windows ( except two internal windows ), a gas central heating system, fitted kitchen with built in oven, microwave, hob and under counter refrigerator. More recently fitted is the bathroom which has a large walk in shower cubicle. The rear garden is very manageable too. Located nearby is the Superloop bus stop to Abbey Wood Station and the Elizabeth Line. Local shops and restaurants are also on your doorstep. The Bowyers don't usually remain on the market for very long so your inspection is highly recommended.

EPC Band to be confirmed | Council tax Band E | Freehold



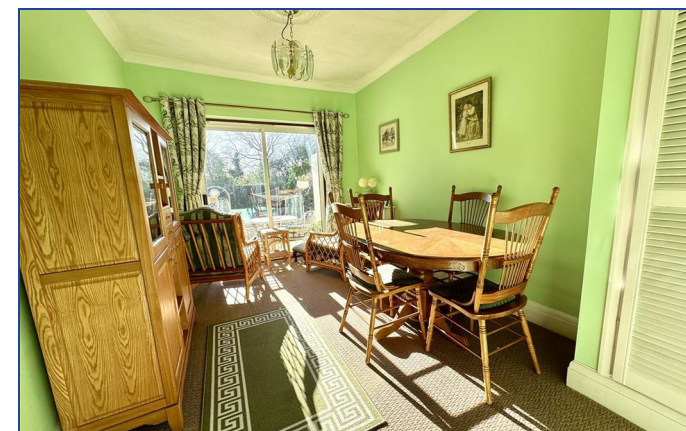


GROUND FLOOR  
1311 sq.ft. (121.8 sq.m.) approx.



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of areas, volumes, etc. and any other data are approximate and no responsibility is taken for any error. The plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See the plans.  
Made with AutoCAD 2009

| 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) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</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 24'8 x 3'4 (7.52m x 1.02m)**

**living room 19'6 x 13'4 (5.94m x 4.06m)**

**Dining Area leading to Kitchen 11'6 x 10'9 (3.51m x 3.28m)**

**Kitchen 10'9 x 9'8 (3.28m x 2.95m)**

**Utility Room 10'4 x 7'4 (3.15m x 2.24m)**

**Bedroom One 11'7 x 10'9 (3.53m x 3.28m)**

**Bedroom Two 11'1 x 10'0 (3.38m x 3.05m)**

**Bedroom Three 14'3 x 9'1 (4.34m x 2.77m)**

**Bathroom 7'7 x 6'8 (2.31m x 2.03m)**

**rear Garden 40' approx x 38' approx (12.19m approx x 11.58m approx)**

**Garage 24'8 x 7'5 (7.52m x 2.26m)**

**Driveway to front & side**

