



Malvern Avenue, Bexleyheath
£515,000 Freehold



Parris Residential is delighted to present this attractive three-bedroom J-Type Feakes & Richards semi-detached family home, ideally situated on a popular residential road leading to a cul-de-sac. The property offers excellent family accommodation, complemented by a garage, off-street parking for two vehicles and a delightful rear garden extending to approximately 70 feet. Further benefits include double-glazed windows, gas central heating and a spacious first-floor family bathroom featuring both a bath and a separate shower cubicle. The main bedroom benefits from fitted wardrobes, while the living room boasts an attractive feature fireplace. There is also excellent potential to extend to the side and rear, subject to the necessary planning permissions and building regulations, offering an exciting opportunity for buyers looking to create their ideal family home. Early viewing is highly recommended to fully appreciate the accommodation, garden and potential this property has to offer.

EPC to be confirmed | Council Tax Band E | 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		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.



hallway 12'6 x 6'5 (3.81m x 1.96m)

lounge area 12'0 x 11'0 (3.66m x 3.35m)

dining area 11'9 x 11'0 (3.58m x 3.35m)

kitchen 8'7 x 7'4 (2.62m x 2.24m)

utility area 9'8 x 5'4 (2.95m x 1.63m)

landing

bedroom one 11'0 x 11'6 (3.35m x 3.51m)

bedroom two 12'0 x 11'0 (3.66m x 3.35m)

bedroom three 8'0 x 7'0 (2.44m x 2.13m)

bathroom 8'7 x 7'4 (2.62m x 2.24m)

rear garden 70' approx (21.34m approx)

garage to side 14'6 x 5'5 (4.42m x 1.65m)

driveway to front

