

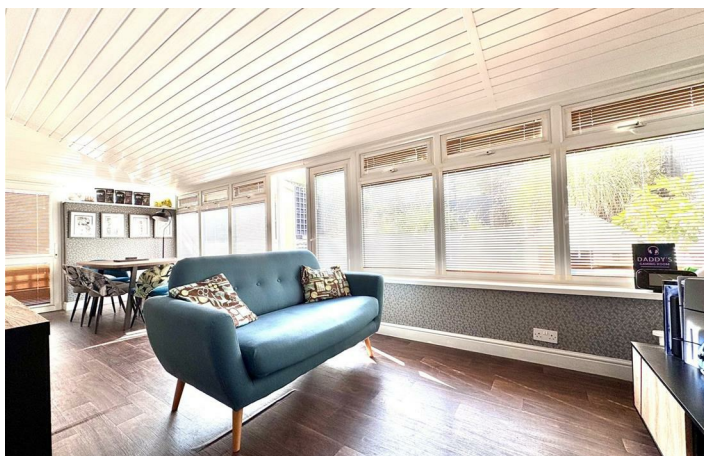


Hurstwood Avenue, Bexleyheath
£440,000 Freehold



Spacious Three-Bedroom Semi-Detached Family Home in Barnehurst Parris Residential are delighted to offer this spacious three-bedroom semi-detached family home, situated on a popular residential road in Barnehurst and conveniently located within easy reach of Barnehurst, Erith and Slade Green railway stations. The property is presented in very good condition throughout and offers well-proportioned accommodation, making it an ideal choice for first-time buyers, growing families or those looking to upsize. The ground floor benefits from a spacious fitted kitchen with built-in oven and hob, along with a large conservatory to the rear, providing an excellent additional living or dining space with views over the garden. Further benefits include gas central heating, double-glazed windows and off-street parking to the front. To the rear, the garden features two patio areas, providing plenty of space for outdoor entertaining, relaxing and enjoying the sunshine during the warmer months. With its convenient location, generous accommodation and excellent potential as a family home, your early inspection is highly recommended.

EPC band D | Council tax band C | 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 7'2 x 5'8 (2.18m x 1.73m)

living room 17'9 x 10'6 (5.41m x 3.20m)

kitchen 13'3 x 10'4 (4.04m x 3.15m)

utility room 7'3 x 7'2 (2.21m x 2.18m)

conservatory 23'6 x 8'9 (7.16m x 2.67m)

landing

bedroom one 12'1 x 10'2 (3.68m x 3.10m)

bedroom two 10'7 x 10'0 (3.23m x 3.05m)

bedroom three 8'2 x 7'6 (2.49m x 2.29m)

bathroom 7'8 x 5'5 (2.34m x 1.65m)

rear garden

off street parking to front

