

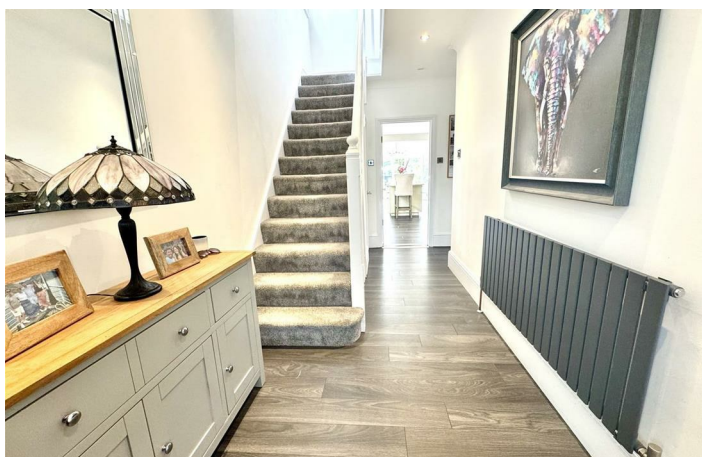


Upton Road, Bexleyheath
£850,000 Freehold



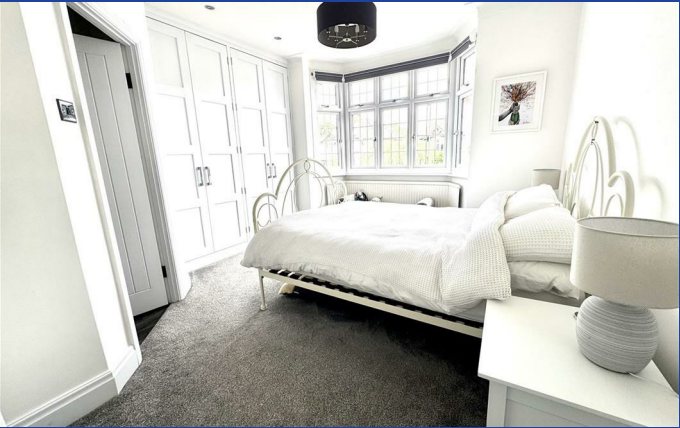
CHAIN FREE SALE Parris Residential are delighted to offer this gorgeous, four-bedroom, ground floor extended 1930's detached house located on the South Bexleyheath/Bexley borders and situated just around the corner from Townley Grammar school for girls, Upton Primary School is literally on its doorstep too. Offering very good size accommodation, the property benefits from having a huge open plan modern kitchen/family room that leads out to the patio area and the 119' approx south west facing garden which gets the sun all day, there is also a bar room & storeroom in the garden. There is off street parking to the front of the house plus additional parking for 3-4 vehicles at the rear via an electric gate. Your inspection is highly recommended.

EPC Band D | Council Tax Band E





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.



Entrance Porch

Entrance Hall 16'6" x 6'5" (5.03m x 1.96m)

Cloak Room

Lounge / Diner 25'4" x 13'5" narrowing to 10'4" (7.72m x 4.09m narrowing to 3.15m)

Kitchen / Family room (open plan) 31'3" max narrowing to 14'9" x 20'4" max (9.53m max narrowing to 4.50m x 6.20m max)

Landing

Bedroom One 12'4" plus bay x 10'9" plus wardrobes (3.76m plus bay x 3.28m plus wardrobes)

En suite Shower Room 6'5" x 5'2" (1.96m x 1.57m)

Bedroom Two 10'8" x 7'5" (3.25m x 2.26m)

Bedroom Three 8'9" x 6'9" (2.67m x 2.06m)

Bedroom Four 9'3" x 6'1" (2.82m x 1.85m)

Bathroom 13'4" x 4'6" (4.06m x 1.37m)

rear Garden 119' approx (36.27m approx)

Garden bar room plus storeroom

Off Street Parking to front & rear

