



**Midhurst Hill, Bexleyheath**  
**Offers In Excess Of £669,500 Freehold**





Well presented, modern, three/four bedroom ground floor extended 1930's detached house located on the South side of Bexleyheath, situated just around the corner from Townley Grammar school for girls, Upton Primary School and Bexleyheath shopping centre. The house has been extended to the rear to create a breakfast area open plan to the modern kitchen additional to the two good size reception rooms and study room on the ground floor which could be used as a fourth bedroom. There are three good size bedrooms and a modern bathroom on the first floor. The property benefits from having a ground floor W.C, double glazed bi-fold doors leading out to the 55' approx. well maintained rear garden. Within the garden is a timber lodge with air conditioning. Parking to the front can allocate up to three vehicles with anti theft security posts installed. Further benefits include a new roof that was installed in 2020/2021, electric car charging point to the front of the house, remote sky lights and fitted wardrobes to bedroom one and two.

\*The seller of this property has secured an onward purchase which is chain free.

Your inspection is highly recommended.

Freehold | EPC Band : D | Council Tax Bexley : Band F





| 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) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         | 81        | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   | 61                      |           | (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 <sub>2</sub> 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 Hall 23'9 x 6'9 (7.24m x 2.06m)**

**Lounge 12'9 x 11'3 (3.89m x 3.43m)**

**Dining Room 13'6 x 9'9 (4.11m x 2.97m)**

**Kitchen / Breakfast Room 18'1 max x 19'5 max (5.51m max x 5.92m max )**

**Study / Bedroom 4 17'5 x 7'6 narrowing to 5'4 (5.31m x 2.29m narrowing to 1.63m)**

**Landing 11'1 x 6'8 (3.38m x 2.03m)**

**Bedroom One 12'6 x 11'6 (3.81m x 3.51m)**

**Bedroom Two 13'6 x 9'9 (4.11m x 2.97m)**

**Bedroom Three 8'3 x 7'9 (2.51m x 2.36m)**

**Bathroom 6'8 x 6'7 (2.03m x 2.01m)**

**Garden app 55' (app 16.76m)**

**Timber lodge 13'2 x 9'9 (4.01m x 2.97m)**

**Off Street Parking**

