



**Long Lane, Bexleyheath**  
**Price Guide £525,000 Freehold**





GUIDE PRICE £525,000 - £550,000 CHAIN FREE SALE. Parris Residential are pleased to bring to the market this extended and desirable three-bedroom semi-detached Bowyer bungalow with a detached garage and off-street parking for several vehicles to the front. The property benefits from having a kitchen extension to the rear, double-glazed windows, and a gas central heating system. Bexleyheath train station and the local shops on Long Lane & Pickford Lane are nearby. Abbey Wood Elizabeth line is also nearby. Your inspection is recommended.

Freehold | EPC : D | Bexley Council Tax : E





GROUND FLOOR  
1150 sq.ft. (106.8 sq.m.) approx.

TOTAL FLOOR AREA : 1150 sq.ft. (106.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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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.





Hallway 25'10 x 3'5 widening to 7'8 (7.87m x 1.04m widening to 2.34m)

Living room 19'5 x 13'4 max (5.92m x 4.06m max)

Kitchen diner 23'0 x 9'0 (7.01m x 2.74m)

Utility area 8'0 x 7'0 (2.44m x 2.13m)

Bedroom one 11'1 x 11'0 (3.38m x 3.35m)

Bedroom two 11'1 x 10'11 (3.38m x 3.33m)

Bedroom three 14'2 x 9'2 (4.32m x 2.79m)

Bathroom 7'9 x 6'10 (2.36m x 2.08m)

Rear garden approx. 62 (approx 18.90m)

Detached garage

off street parking for several vehicles

