



**Upton Road, Bexleyheath**  
**£775,000 Freehold**





CHAIN FREE SALE Parris Residential are delighted to offer this four bedroom extended semi detached family house with garage, driveway and pretty 80' approx rear garden. The property is located on the southside of Bexleyheath with Upton Primary School and Townley Grammar school for girls situated very closeby. The property has a double storey extension to the side and rear and offers spacious accomodation throughout. There is a ground floor W.C, plus an en-suite shower room from the huge master bedroom, plus a large family bathroom with bath & shower cubicle off the landing. All four bedrooms are on the first floor plus there are three reception areas, plus study room & kitchen & utility room. To the rear is a pretty garden with large raised patio with steps down to the lawn which features an apple tree. Your inspection is highly recommended.

EPC BAND C | COUNCIL TAX BAND F | FREEHOLD







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		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		70	(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 <sub>2</sub> 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 15'7 x 7'6 max (4.75m x 2.29m max)  
lounge 15'2 inc bay x 13'0 (4.62m inc bay x 3.96m)  
sitting room 12'8 x 11'6 (3.86m x 3.51m)  
kitchen diner - L-shape 20'7 max x 18'8 max (6.27m max x 5.69m max)  
utility room 7'6 x 6'1 (2.29m x 1.85m)  
study room 10'0 x 6'6 (3.05m x 1.98m)  
ground floor W.C. 6'4 x 3'0 (1.93m x 0.91m)  
landing  
bedroom one 16'3 max x 17'3 (4.95m max x 5.26m)

ensuite shower room & W.C. 5'7 x 4'6 (1.70m x 1.37m)  
bedroom two 15'3 inc bay x 12'1 (4.65m inc bay x 3.68m)  
bedroom three 12'8 x 11'5 (3.86m x 3.48m)  
bedroom four 9'0 x 7'0 (2.74m x 2.13m)  
family bathroom 10'9 x 6'1 (3.28m x 1.85m)  
rear garden 80' approx (24.38m approx)  
garage to side 14'8 x 7'1 (4.47m x 2.16m)  
driveway to front

