



**Erith Road, Bexleyheath**  
**£425,000 Freehold**



Parris Residential is delighted to offer this four-bedroom terrace house with a 65' approx rear garden located within easy reach of Bexleyheath Town Centre. Accommodation is spread across three levels, and you will find a ground-floor WC and a first-floor family bathroom. Benefits include double-glazed windows and a gas central heating system. The property is well presented and is just the perfect family home, and is close to all amenities. Barnehurst Train station can be found nearby. There are several schools in the vicinity, including Pelham Primary School, Gravel Hill Primary School, St Catherine's & St Columbas Catholic Schools. Your inspection is highly recommended.

Freehold | EPC band D | Council Tax Band C





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	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 <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	



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.

## Porch

lounge 12'2 x 12'1 (3.71m x 3.68m)

dining room 12'3 x 9'3 (3.73m x 2.82m)

kitchen 9'4 x 7'3 (2.84m x 2.21m)

utility area 5'8 x 5'2 (1.73m x 1.57m)

Ground floor W.C. 5'9 x 2'1 (1.75m x 0.64m)

first floor landing

bedroom one 12'2 x 12'2 (3.71m x 3.71m)

bedroom two 12'1 x 6'5 (3.68m x 1.96m)

en-suite bathroom 9'4 x 7'2 (2.84m x 2.18m)

second floor landing

bedroom three 9'3 x 8'5 (2.82m x 2.57m)

bedroom four 11'8 x 6'7 (3.56m x 2.01m)

rear garden 65' approx (19.81m approx)

