



Harlington Road, Bexleyheath
£785,000 Freehold



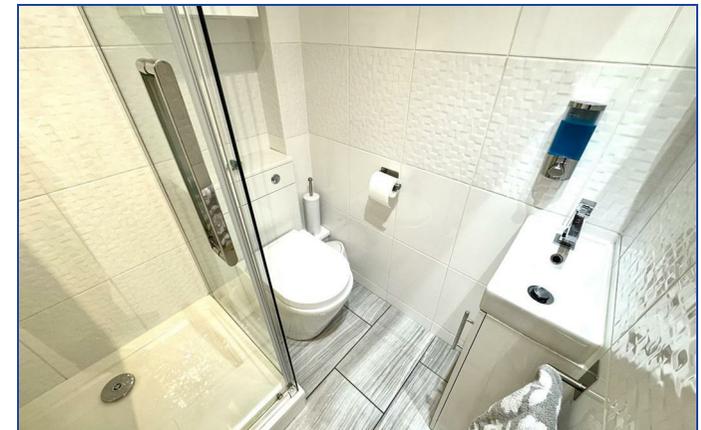
STATION NEARBY Parris Residential is delighted to offer this very desirable five-bedroom semi-detached family house with a large studio room in the rear garden. Beautifully presented and located just around the corner from Bexleyheath train station, the property has been extended to the side and rear and features a stunning fitted kitchen & dining area across the rear of the property. There is a ground-floor shower room & W.C., plus a gorgeous first-floor family bathroom with laundry shoot down to the laundry room! Of the five bedrooms, four are double bedrooms, and two have fitted wardrobes. Further features include shutters for all bedrooms, the living room, and the study room on the ground floor. There is a living flame feature fireplace in the living room, and panel-style radiators in most rooms. The rear garden features a raised patio and an artificial lawn. There is also a large 17' approx x 16'0 approx detached studio room with underfloor heating (currently used as a photographic studio), a storage area, and a separate garden shed annexed to the studio. Your inspection is highly recommended for such a stunning family home.

EPC to be confirmed | Council Tax Band D | Freehold





| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|---------|--|---|----------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | | | |
| (92 plus) A | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (81-91) B | | | (92 plus) A | | |
| (69-80) C | | | (81-91) B | | |
| (55-68) D | | | (69-80) C | | |
| (39-54) E | | | (55-68) D | | |
| (21-38) F | | | (39-54) E | | |
| (1-20) G | | | (21-38) F | | |
| Not energy efficient - higher running costs | | | | | |
| Not environmentally friendly - higher CO ₂ 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.



hallway 19'8 x 5'3 (5.99m x 1.60m)

lounge 12'4 inc bay x 11'0 (3.76m inc bay x 3.35m)

sitting room 12'1 x 10'6 (3.68m x 3.20m)

study 16'5 x 6'9 (5.00m x 2.06m)

kitchen & dining room 24'0 x 9'2 (7.32m x 2.79m)

laundry room 8'6 x 6'9 (2.59m x 2.06m)

ground floor shower room & W.C. 5'5 x 4'9 (1.65m x 1.45m)

landing

bedroom one 13'1 inc bay x 10'1 (3.99m inc bay x 3.07m)

bedroom two 14'0 x 12'10 max (4.27m x 3.91m max)

bedroom three 12'11 x 9'9 (3.94m x 2.97m)

bedroom four 11'6 max x 10'5 (3.51m max x 3.18m)

bedroom five 11'6 x 6'5 (3.51m x 1.96m)

family bathroom 10'3 x 6'8 (3.12m x 2.03m)

rear garden 44'0 approx to studio x 25'0 approx (13.41m approx to studio x 7.62m approx)

studio room 17'2 x 16'1 (5.23m x 4.90m)

garden storage next to studio 6'6 x 5'0 (1.98m x 1.52m)

off street parking to front

