



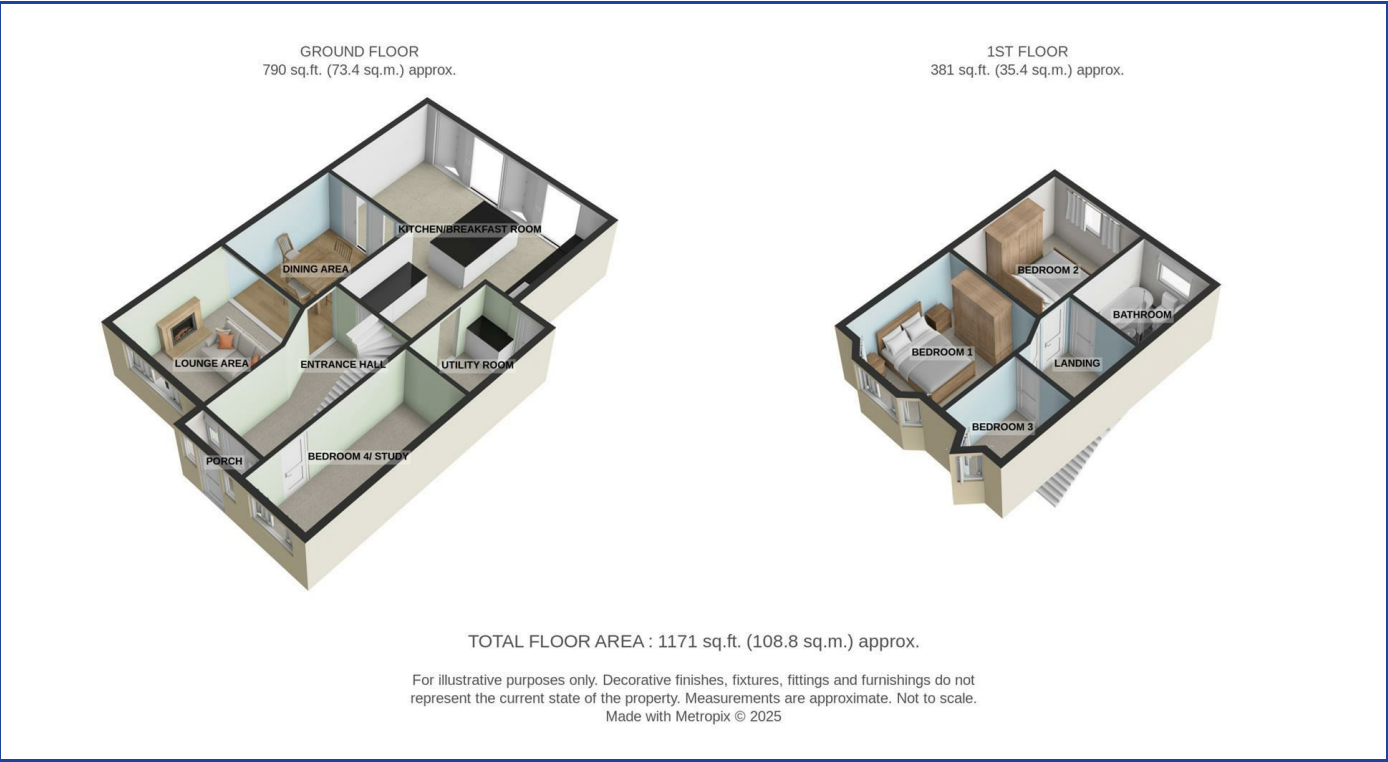
Berkeley Avenue, Bexleyheath
£600,000 Freehold



CHAIN FREE SALE Take a look at this stunning three/four bedroom semi detached house located in a popular residential road in Bexleyheath. The property is well presented throughout with a beautiful open plan kitchen, and bi folding doors, that opened fully on a sunny day, are perfect to extend the living space into the picturesque garden. The kitchen is fitted with an induction hob, integrated fridge-freezer and dishwasher. It also has a utility room with a washing machine and tumble dryer. Upstairs you will find two double sized bedrooms with fitted wardrobes and a single third bedroom. If you are looking for an extra bedroom or perhaps a space to work from home, there is a fourth room downstairs, off of the hallway. The bathroom is a good size, offering a stand alone shower and a bath. Located within a few minutes walk to Bexleyheath Train Station or nearby the new Elizabeth Line getting you into London in less than 15 minutes. Good primary schools are on your doorstep and secondary schools are not too far either. The M25 and A2 Motorway links are nearby as well as the open space of Danson Park. Call today to arrange a viewing. This property really isn't to be missed!

Council Tax: London Borough of Bexley, Band E | EPC: D





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(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	63		(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.

Porch

Hallway 12'5 x 6'4 (3.78m x 1.93m)

Lounge/Diner 22'8 x 10'9 (6.91m x 3.28m)

Open Plan Kitchen 20' (max) x 20' (max) (6.10m (max) x 6.10m (max))

Utility Room 8'8 x 6'3 (2.64m x 1.91m)

Bedroom 4/Study 15'9 x 7'9 (4.80m x 2.36m)

Landing

Bedroom One 11' x 9'5 (plus wardrobes) (3.35m x 2.87m (plus wardrobes))

Bedroom Two 11'9 x 9' (plus wardrobes) (3.58m x 2.74m (plus wardrobes))

Bedroom Three 6'9 x 7'9 (2.06m x 2.36m)

Garden

Off street parking to front

