



Clarence Road, Bexleyheath
Price Guide £550,000 Freehold



PLANNING PERMISSION GRANTED FOR ROOF EXTENSION WITH REAR DORMER FOR THREE FURTHER BEDROOMS PLUS A SHOWER ROOM

PRICE GUIDE £550,000 - £575,000 Parris Residential are delighted to offer this lovely three bedroom double fronted detached bungalow with off street parking located in South Bexleyheath, nearby to Bexleyheath train station, the open spaces of Danson Park and a local supermarket store. The property has been refurbished in recent years, and more recently it has had the addition of a third bedroom plus the front porch. Benefits include double-glazed windows, a gas central heating system, a modern fitted kitchen with a built-in double oven. There are also recently fitted wardrobes in the main bedroom and wood flooring to all rooms (except the bathroom). To the rear is a low-maintenance paved garden. Your inspection is highly recommended.

EPC Band D | Council tax Band E | Freehold



GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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 5'9" x 4'6" (1.75m x 1.37m)

Entrance Hall

Living room 20'5" inc bay x 13'6" at widest point (6.22 inc x 4.11)

Kitchen & dining room 17'11" max x 15'7" max (5.46m max x 4.75m max)

Bedroom One 15'2" inc bay x 10'9" (4.75 x 3.28)

Bedroom Two 12'0" x 9'10" (3.66 x 3.00)

Bedroom three (off bedroom two) 9'9" x 7'2" (2.97m x 2.18m)

Bathroom 7'5" x 5'6" (2.26 x 1.68)

Rear garden 28'0" x 31'0" approx (8.53m x 9.45m approx)

Off Street Parking to Front

