



King Harolds Way, Bexleyheath
Price Guide £490,000 Freehold



PRICE GUIDE £490,000 - £525,000 - WIDE CORNER PLOT - EXTENSION POTENTIAL - Parris Residential are delighted to offer this lovely 1930s two-bedroom semi-detached bungalow with off-street parking within the rear garden (via Westbourne Road). You will also find further unrestricted on-street parking to the side and front of the property. The bungalow is very well presented and benefits from having double-glazed windows, a gas central heating system, a modern fitted kitchen with a built-in oven & hob. There are also fitted wardrobes in both bedrooms, plus ample loft storage. The rear garden features a pretty patio area and pond, plus there are two storage sheds. The property itself is situated on a wider-than-average plot with an extra 14' approx to the side of the bungalow. We believe there is ample scope to extend, subject to the usual planning consents. Bedonwell Infant & Primary School can be found nearby plus Bostall Public Library is just on your doorstep & Bexley Medical Group Doctors Surgery is just along the road. The 422 bus route from Bexleyheath Station to North Greenwich (The 02) via Woolwich Arsenal runs past the property. Abbey Wood Elizabeth line is also easily accessible. Bus & train services routes to Bluewater leave regularly from Barnehurst & Bexleyheath. Your inspection is highly recommended.



GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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		80
(69-80)	C		
(55-68)	D	60	
(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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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 6'5 x 3'0 (1.96m x 0.91m)

hallway 17'0 x 3'4 (5.18m x 1.02m)

lounge & dining room 23'6 inc bay x 9'9 (7.16m inc bay x 2.97m)

kitchen 13'2 x 8'9 (4.01m x 2.67m)

bedroom one 13'7 inc bay x 10'1 (4.14m inc bay x 3.07m)

bedroom two 13'7 inc bay x 9'0 (4.14m inc bay x 2.74m)

shower room 7'3 x 5'5 (2.21m x 1.65m)

rear garden & side plot 48'0 approx x 40'0 approx (14.63m approx x 12.19m approx)

off street parking to rear

