



Percy Road, Bexleyheath
£425,000 Freehold



CHAIN FREE SALE Parris Residential is pleased to offer this three-bedroom 1930s terrace house located just around the corner from Bexleyheath train station and the shops on Pickford Lane. The property benefits from having double-glazed windows and a gas central heating system, and is an ideal purchase for somebody looking to put their own stamp on the property, as updating is required. Upland Primary School, St Thomas More Primary School, as well as Brampton Primary Academy & Barrington Primary are all within easy reach. Your inspection is recommended.

Freehold | Council Tax Band D | EPC to be confirmed



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.

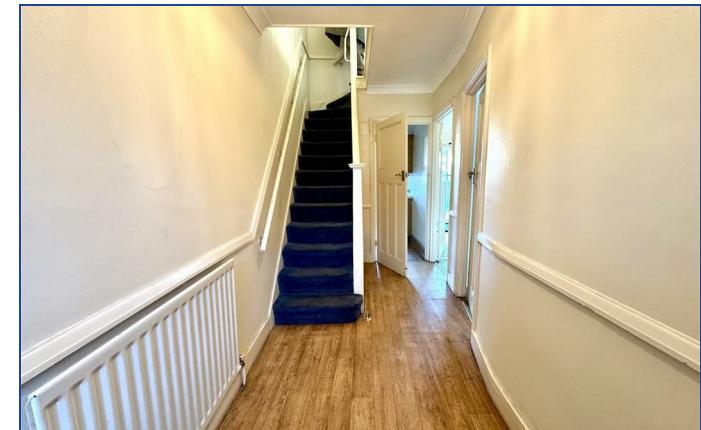


TOTAL FLOOR AREA : 919 sq.ft. (85.3 sq.m.) approx.

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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			
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 14'1 x 5'0 (4.29m x 1.52m)

lounge 13'1 inc bay x 11'9 (3.99m inc bay x 3.58m)

dining room 12'2 x 10'9 (3.71m x 3.28m)

kitchen 9'3 x 5'9 (2.82m x 1.75m)

conservatory 10'5 x 7'5 (3.18m x 2.26m)

landing

bedroom one 14'7 inc bay x 10'8 (4.45m inc bay x 3.25m)

bedroom two 11'3 x 10'7 (3.43m x 3.23m)

bedroom three 9'0 x 6'1 (2.74m x 1.85m)

bathroom 6'2 x 6'0 (1.88m x 1.83m)

rear garden 50' approx (15.24m approx)

off street parking to front

