



**Blendon Road, Bexley**  
**Price Guide £686,000 Freehold**



PRICE GUIDE £686,000 - £710,000 Parris Residential is delighted to offer this stunning four-bedroom semi-detached family house with a driveway to the front and a 150' approx rear garden. The rear of the garden is a detached brick-built garden room consisting of two separate rooms, which could be used as a games room, studio or one-bedroom annex. Internally, the property offers lots of natural light, mainly due to several rooms having dual-aspect windows. Benefits include a family bathroom with bath & shower cubicle, plus an en-suite shower room & W.C. off the loft bedroom, plus there is a ground floor W.C. The modern fitted kitchen features a skylight window and includes a range-style cooker and American-style fridge freezer. There is a utility room just off the kitchen too. Nearby schools include Upton Primary School and Townley Grammar School, plus Hurst Primary School and Sherwood Park Primary School. The open space of Danson Park is also nearby, as is access to the A2 and M25 motorway network. Your inspection is highly recommended.





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



entrance hall 16'0 x 6'6 (4.88m x 1.98m)

living room 12'3 plus bay x 12'3 (3.73m plus bay x 3.73m)

sitting room 14'8 x 11'8 (4.47m x 3.56m)

conservatory room 9'11 x 9'7 (3.02m x 2.92m)

kitchen 13'3 x 7'5 (4.04m x 2.26m)

utility room 7'1 x 3'6 (2.16m x 1.07m)

understairs cloaks cupboard 6'8 x 2'7 (2.03m x 0.79m)

ground floor W.C. 3'8 x 3'7 (1.12m x 1.09m)

landing

bedroom one 12'3 x 11'9 (3.73m x 3.58m)

bedroom two 14'9 x 12'0 (4.50m x 3.66m)

bedroom three 10'6 x 7'3 (3.20m x 2.21m)

bathroom 8'3 x 7'1 (2.51m x 2.16m)

bedroom four 13'1 x 12'8 (3.99m x 3.86m)

en-suite shower room & W.C. 6'7 x 6'6 (2.01m x 1.98m)

rear garden 150' approx (45.72m approx)

brick built annex to rear of garden 22' approx x 12'4 (6.71m approx x 3.76m)

driveway to front

