



Brampton Road, Bexleyheath
£625,000 Freehold



Parris Residential are delighted to offer this very spacious four-bedroom semi-detached family house with parking for up to five vehicles, a long rear garden, and a huge garage/ gym room accessed via the driveway or kitchen which could easily be converted into an annex bedroom/ living room with kitchen. All ground floor accommodation is perfect for families; the original ground floor bedroom & living room are now one big reception room, the dining room has also been extended and the kitchen is over 18' long! All four bedrooms on the first floor will accept a double bed too. Both Bexleyheath and Abbey Wood Crossrail are easily reached. Brampton Primary school and Barrington Primary school can also be found nearby. Your inspection is highly recommended for this super-sized family home.

EPC BAND C - COUNCIL TAX BAND E





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			(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 7'5 x 7'4 (2.26m x 2.24m)

living room 19'9 x 14'2 max plus bay (6.02m x 4.32m max plus bay)

dining room & Sitting Room 19'10 max x 12'5 max (6.05m max x 3.78m max)

kitchen 18'2 x 9'1 (5.54m x 2.77m)

ground floor shower room & W.C. 7'1 x 6'9 (2.16m x 2.06m)

landing

bedroom one 11'9 x 11'0 (3.58m x 3.35m)

bedroom two 11'8 x 11'0 (3.56m x 3.35m)

bedroom three 10'9 x 10'4 (3.28m x 3.15m)

bedroom four 8'9 x 8'7 plus cupboard (2.67m x 2.62m plus cupboard)

bathroom 11'1 x 5'7 (3.38m x 1.70m)

rear garden 70' approx (21.34m approx)

Garage Room/ Gym Room - possible annex 21'5 x 9'6 (6.53m x 2.90m)

driveway to front for 4-5 vehicles

