



**Wellington Road, Bexley**  
**£515,000 Freehold**





CORNER PLOT & CHAIN FREE Parris Residential is pleased to offer this larger-than-average three-bedroom semi-detached family house located just around the corner from Danson Park. The property has scope to put your own mark on it, and there is potential to extend, subject to the usual planning consents. Features include double glazing and a gas central heating system (untested). There is a detached garage within the garden with access via a dropped kerb at the side of the property. Your inspection is highly recommended.

EPC to be confirmed | Freehold | Council Tax Band E







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			(1-20) G		
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.



**Porch**

**Entrance Hall 15'9 x 6'2 (4.80m x 1.88m)**

**lounge 15'0 inc bay x 13'2 (4.57m inc bay x 4.01m)**

**dining room 13'6 x 12'0 (4.11m x 3.66m)**

**kitchen 11'8 x 7'5 (3.56m x 2.26m)**

**conservatory 11'3 x 9'2 (3.43m x 2.79m)**

**landing**

**bedroom one 15'6'4 inc bay x 12'0 (47.65m inc bay x 3.66m)**

**bedroom two 13'5 x 12'0 (4.09m x 3.66m)**

**bedroom three 9'0 x 7'5 (2.74m x 2.26m)**

**bathroom 8'4 x 7'4 (2.54m x 2.24m)**

**separate W.C. 5'0 x 2'9 (1.52m x 0.84m)**

**rear garden 68' approx (20.73m approx)**

**detached garage**

**side garden**

**front garden**

