

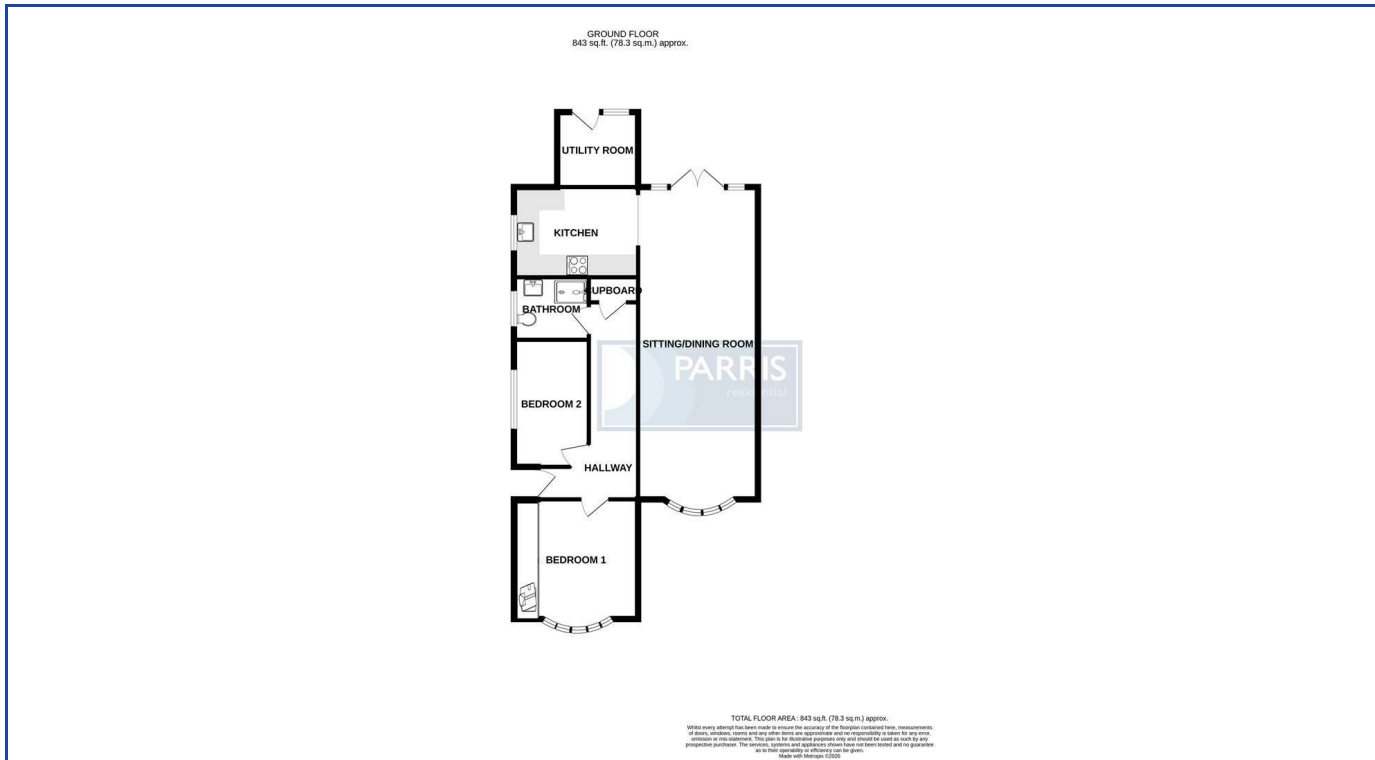


Luddesdon Road, Erith
£450,000 Freehold



Parris Residential is delighted to offer this beautifully presented two-bedroom semi-detached bungalow located on the Erith/Bexleyheath borders. The property has been renovated in the last few years and benefits from having a luxury fitted kitchen with integrated dishwasher and washing machine, double oven, and five-ring induction hob. Further features include double-glazed windows, a gas central heating system, plus a shower room with walk in shower cubicle. There is also a detached garage and 56' approx x 38' approx rear garden. Your inspection is highly recommended.





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 - L-Shape 18'4 x 8'4 (5.59m x 2.54m)

lounge & dining room 29'0 x 11'0 (8.84m x 3.35m)

kitchen 9'9 x 7'9 (2.97m x 2.36m)

utility room 7'5 x 7'0 (2.26m x 2.13m)

bedroom one 11'7 x 11'2 (3.53m x 3.40m)

bedroom two 11'10 x 7'0 (3.61m x 2.13m)

bathroom 6'8 x 5'9 (2.03m x 1.75m)

rear garden 56' approx x 38' approx (17.07m approx x 11.58m approx)

front garden

detached garage

shared driveway

