



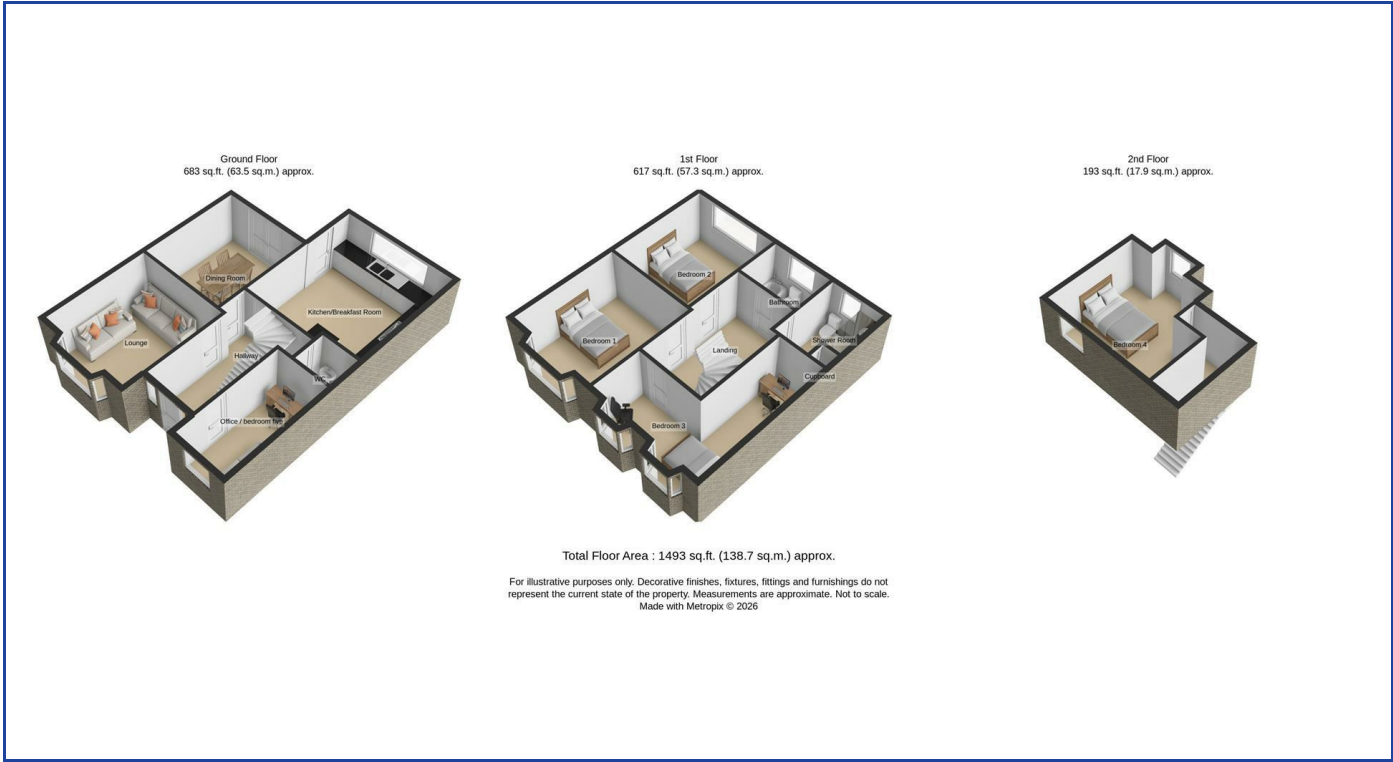
Barrington Road, Bexleyheath
Price Guide £650,000 Freehold



GUIDE PRICE £650,000 - £675,000 Located just a few minutes walk from Bexleyheath train station is this lovely 4/5 bedroom C Type Feakes & Richards semi detached family home with a pretty 80' approx rear garden and driveway for three vehicles. On the first floor you will find three large bedrooms, a family bathroom & shower room with W.C. There is a fourth bedroom in the loft and the ground floor office can also be used as the fifth bedroom. The traditional fitted kitchen breakfast room is huge and features a built in double oven, five ring gas hob, integrated dishwasher and washer dryer plus an integrated microwave. There is also a ground floor W.C. The rear garden offers two paved patio areas plus there is a 12'0 x 8'0 garden shed for your storage needs. Barrington Primary School is just along the road and Brampton Primary School just a few minutes walk away. If you need access to the Elizabeth Line then there is a dedicated bus stop nearby on Pickford Lane with direct travel to Abbey Wood Crossrail. Your inspection is highly recommended.

EPC to be confirmed | Council Tax band E | Freehold





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		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.



hallway 13'1 x 6'4 (3.99m x 1.93m)

lounge 13'7 inc bay x 11'8 (4.14m inc bay x 3.56m)

dining room 12'2 x 10'8 (3.71m x 3.25m)

kitchen breakfast room 15'3 x 13'8 (4.65m x 4.17m)

office/ bedroom five 14'6 x 5'6 (4.42m x 1.68m)

ground floor W.C. 4'8 x 4'2 (1.42m x 1.27m)

landing

bedroom one 14'1 inc bay x 11'4 (4.29m inc bay x 3.45m)

bedroom two 12'2 x 10'9 (3.71m x 3.28m)

bedroom three (L-shape) 14'6 max x 13'5 max (4.42m max x 4.09m max)

bedroom four (loft) 13'0 max x 12'2 (3.96m max x 3.71m)

bathroom 7'4 x 5'6 (2.24m x 1.68m)

shower room 8'7 x 5'5 (2.62m x 1.65m)

rear garden 80' approx (24.38m approx)

garden shed 12'0 x 8'0 (3.66m x 2.44m)

driveway for three vehicles

