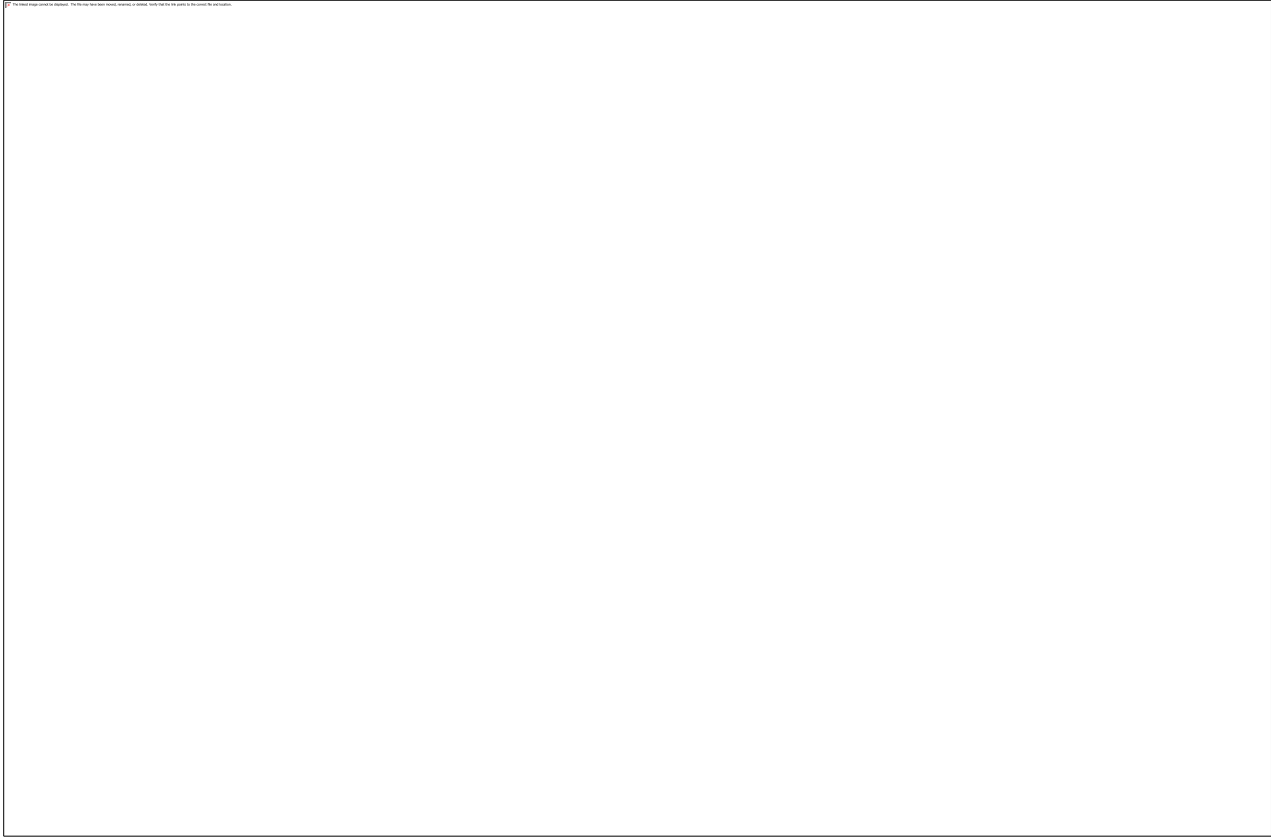




Energy Performance Certificate			
12, Fairway, BEXLEYHEATH, DA6 8LU			
Building type:	Detached house	Reference number:	0543-2626-6128-6106-5765
Date of assessment:	05 February 2018	Type of assessment:	RUBAP, existing dwelling
Date of certificate:	11 February 2018	Total floor area:	188 m ²
Use this document to:			
• Compare current ratings of properties to see which properties are more energy efficient			
• Find out how you can save energy and money by installing improvement measures			
Estimated energy costs of dwelling for 3 years:			£ 7,137
Over 3 years you could save:			£ 2,373
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 262 over 3 years	£ 268 over 3 years	
Heating	£ 6,351 over 3 years	£ 4,152 over 3 years	
Hot Water	£ 524 over 3 years	£ 327 over 3 years	
Totals	£ 7,137	£ 4,764	You could save £ 2,373 over 3 years
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and consoles, and electricity generated by microgeneration.			
Energy Efficiency Rating			
		<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band E (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>	
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,532	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 318	
3 Low energy lighting for all fixed outlets	£90	£ 147	
See page 3 for a full list of recommendations for this property.			
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/eep or call 0300 145 1454 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.			



12 Fairway, Bexleyheath, Kent, DA6 8LU
Guide Price £875,000

Park Estates are delighted to offer onto the market a unique opportunity to purchase this spacious four bedroom detached house, which overlooks Bexleyheath Golf Course. Approached via a private and much sought after road the property is situated on the ever popular south side of Bexleyheath. This ideal family home comprises of entrance porch, entrance hall, ground floor bathroom, fitted kitchen / breakfast room, utility room and three reception rooms. To the the first floor there are four well proportioned bedrooms, a large family sized bathroom, separate wc and a separate shower room. A golfer's dream home, other benefits to note include double glazing, gas central heating, off street parking, front and rear gardens, stunning views, as well as being conveniently situated for many local amenities including popular local schools and bus routes. Viewing is simply a must of this fantastic chain free home.

 Ref: BX1111628
 If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

Entrance Porch

Double glazed. Carpet. Wall mounted coach light.

Entrance Hall

28' 4" x 7' 3" (8.63m x 2.21m) Single glazed hardwood front door. Single glazed frosted stained glass window to side. Carpet. Coving. Radiator with cover.



Reception 1

26' 0" x 14' 3" (7.92m x 4.34m) Carpet. Coving. Two radiators. Double glazed leaded window to side. Two double glazed leaded stained glass windows to either side of fireplace. Double glazed French doors to garden with lovely views over golf course. Dado rail. Wall lights.



Reception 2

14' 6" x 9' 0" (4.42m x 2.74m) Double glazed leaded window to front and side. Carpet. Dado rail. Coving. Radiator with cover.

Reception 3

13' 9" x 13' 2" (4.19m x 4.01m) Stripped floorboards. Double glazed leaded window to rear. Coving. Ceiling rose. Radiator.

Kitchen

12' 5" x 11' 7" (3.78m x 3.53m) 'Amtico' flooring. Breakfast bar. Range of wall and base units. Microwave. Extractor hood. Double glazed leaded window to side and door to side. Freestanding range cooker. Integrated fridge / freezer and dishwasher. Under counter lighting. Part tiled walls.



Utility Room

11' 0" x 4' 7" (3.35m x 1.40m) Tiled flooring. Double glazed leaded frosted window to front. Range of white wall and base units. Inset sink, drainer and mixer tap. Plumbed for washing machine.



Ground Floor Bathroom

11' 9" x 9' 4" (3.58m x 2.84m) Marble tiled flooring. Radiator. Dado rail. Built in cupboard. Panelled bath. Wash hand basin in vanity unit. Low level wc. Marble splashback. Double glazed leaded window to side. Coving. Wall light.

Landing

Carpet. Coving. Radiator with cover.

Bedroom 1

16' 8" x 14' 6" (5.08m x 4.42m) Double glazed leaded bay window to front with lovely views over golf course. Stripped floorboards. Fitted wardrobes. Radiator.



Bedroom 2

12' 6" x 12' 7" (3.81m x 3.83m) Fitted wardrobes. Stripped floorboards. Radiator. Two double glazed leaded windows to side and one to rear. Coving.



Bedroom 3

13' 0" x 9' 4" (3.96m x 2.84m) Stripped floorboards. Double glazed leaded window to side. Radiator.

Bedroom 4

11' 4" x 11' 3" (3.45m x 3.43m) Carpet. Fitted wardrobes. Double glazed leaded window to side. Radiator.



Bathroom

12' 6" x 10' 8" (3.81m x 3.25m) Tiled flooring. Part tiled walls. Radiator. Heated towel rail. Wall mounted low level wc. Panelled bath. Double glazed leaded frosted window to side. 'His' and 'hers' wash hand basins on separate vanity units. Spotlights.

Additional WC

Low level wc. Tiled flooring. Double glazed frosted window to front. Coving. Wash hand basin in vanity unit. Radiator. Dado rail.

Shower Room

Fully tiled. Double glazed leaded frosted window to side. Radiator. Shower cubicle. Spotlights.

Rear Garden

Secluded. Patio. Outside tap. Mainly laid to lawn. Mature shrubs. Side access.

Front Garden

Feature lighting. Mainly laid to lawn. Shrubs. Stunning views over Bexleyheath Golf Course. Off street parking to the side for two cars.

Garage

15' 7" x 12' 6" (4.75m x 3.81m) Detached with up and over door and personal door to side. Opening to workshop / Storage measuring 12'7 x 6'4.

Council Tax

Band G.

