



Rowan Road, Bexleyheath  
£425,000 Freehold



CHAIN FREE & NEARBY TO TRAIN STATION. Parris Residential are delighted to offer this three-bedroom Victorian terrace house with a first-floor bathroom plus a ground-floor shower room & W.C. The property benefits from having double-glazed windows and a gas central heating system plus a modern fitted kitchen. Located on a popular road nearby to Bexleyheath train station plus the Shopping Broadway in Bexleyheath town centre your inspection is highly recommended.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>88</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		<b>70</b>	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			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 12'0 x 9'3 (3.66m x 2.82m)**

**Lounge 13'9 x 9'9 (4.19m x 2.97m)**

**Dining room 11'9 x 10'2 (3.58m x 3.10m)**

**Kitchen 13'0 x 9'1 (3.96m x 2.77m)**

**Ground Floor shower room & W.C. 6'5 x 2'5 (1.96m x 0.74m)**

**Landing**

**Bedroom one 13'2 x 11'4 (4.01m x 3.45m)**

**Bedroom two 11'9" x 7'11" (3.58 x 2.41)**

**Bedroom three 9'2 x 6'5 (2.79m x 1.96m)**

**First floor bathroom 5'6 x 5'5 (1.68m x 1.65m)**

**South Facing Rear Garden 42' approx (12.80m approx)**

