



Barrington Road, Bexleyheath
£599,995 Freehold



Parris Residential are delighted to offer this lovely 3-4 bedroom semi detached family house with driveway for three vehicles located in a very popular road just a few minutes walk from Bexleyheath train station and the new Super loop bus stop on Pickford Lane taking you directly to Abbey Wood (Crossrail) station and out to Bromley North Station via Sidcup station.

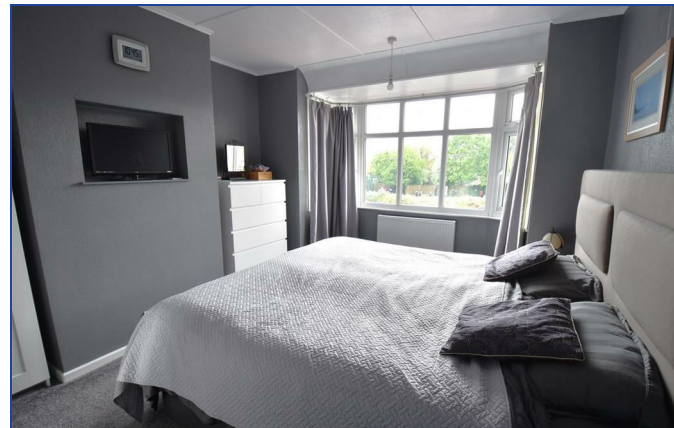
The property is very well presented throughout and features an extended kitchen, double glazed conservatory, large family bathroom, study room on the first floor and a ground floor bedroom four. The low maintenance paved & shingled rear garden features a large workshop and also a central decked area. Further benefits include double glazing, a gas central heating system, bath & shower cubicle in the bathroom.

Local schools can be found nearby. The property is situated opposite Barrington Primary School and also just around the corner from Brampton Primary School. The open space of Danson Park is also close by. Your inspection is highly recommended.





| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|----------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | 87 | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | 71 | (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.



entrance hall 13'2 x 6'4 (4.01m x 1.93m)

lounge & dining room 26'1 inc bay x 11'8 max (7.95m inc bay x 3.56m max)

bedroom four/ reception 11'5 x 5'0 (3.48m x 1.52m)

conservatory 9'8 x 7'9 (2.95m x 2.36m)

kitchen 13'3 x 12'1 max (4.04m x 3.68m max)

landing

bedroom one 14'4 inc bay x 11'6 (4.37m inc bay x 3.51m)

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

bedroom three 12'8 x 8'0 max (3.86m x 2.44m max)

Study 8'6 x 5'0 (2.59m x 1.52m)

bathroom 8'8 x 7'5 (2.64m x 2.26m)

rear garden 70' approx (21.34m approx)

workshop 17'0 x 11'0 (5.18m x 3.35m)

off street parking to front

