



Pembury Road, Bexleyheath
£635,000 Freehold



Parris Residential are delighted to offer this four bedroom, two bathroom semi detached family house with single storey extension to the side & rear located in the Pantiles area of Bexleyheath. There is ample accommodation on the ground floor which includes a large ground floor bedroom/ reception room plus a large shower room next to it. This could easily be used as an annexe for visiting relatives. The kitchen breakfast room is spacious and include overhead Velux windows giving a light and airy feel. To the rear of the garden is a huge cabin with high ceilings and lots of natural light. This would be absolutely ideal as a work from home area or living area/ games room/ bar area. Further benefits include gas central heating and double glazed windows and the master bedroom has fitted wardrobes to two walls. Both Belmont Primary School & Bedonwell Primary & Infant Schools are within easy reach. Bexleyheath train station & Abbey Wood Crossrail are both nearby too. Your inspection is highly recommended.

EPC Band TBC - Council Tax Band D



GROUND FLOOR
1073 sq. ft. (99.7 sq.m.) approx.

1ST FLOOR
388 sq. ft. (37.0 sq.m.) approx.

PARRIS
residential

TOTAL FLOOR AREA: 1471 sq. ft. (136.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is to be taken regarding its efficiency over the years.
Made with Metaplan 12/2014

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			(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 16'7 x 5'4 (5.05m x 1.63m)

living room 23'6 x 11'5 max (7.16m x 3.48m max)

kitchen breakfast room 17'2 x 10'5 (5.23m x 3.18m)

utility room 6'5 x 5'0 (1.96m x 1.52m)

ground floor bedroom four/ reception room 16'3 x 6'6 (4.95m x 1.98m)

ground floor shower room & W.C. 8'0 x 6'4 (2.44m x 1.93m)

landing

bedroom one 12'2 x 10'8 (3.71m x 3.25m)

bedroom two 10'9 x 10'4 (3.28m x 3.15m)

bedroom three 9'0 x 6'3 (2.74m x 1.91m)

bathroom 6'3 x 5'9 (1.91m x 1.75m)

rear garden 70' approx (21.34m approx)

detached cabin & storage shed 19'6 x 12'7 (5.94m x 3.84m)

storage garage

driveway to front

