



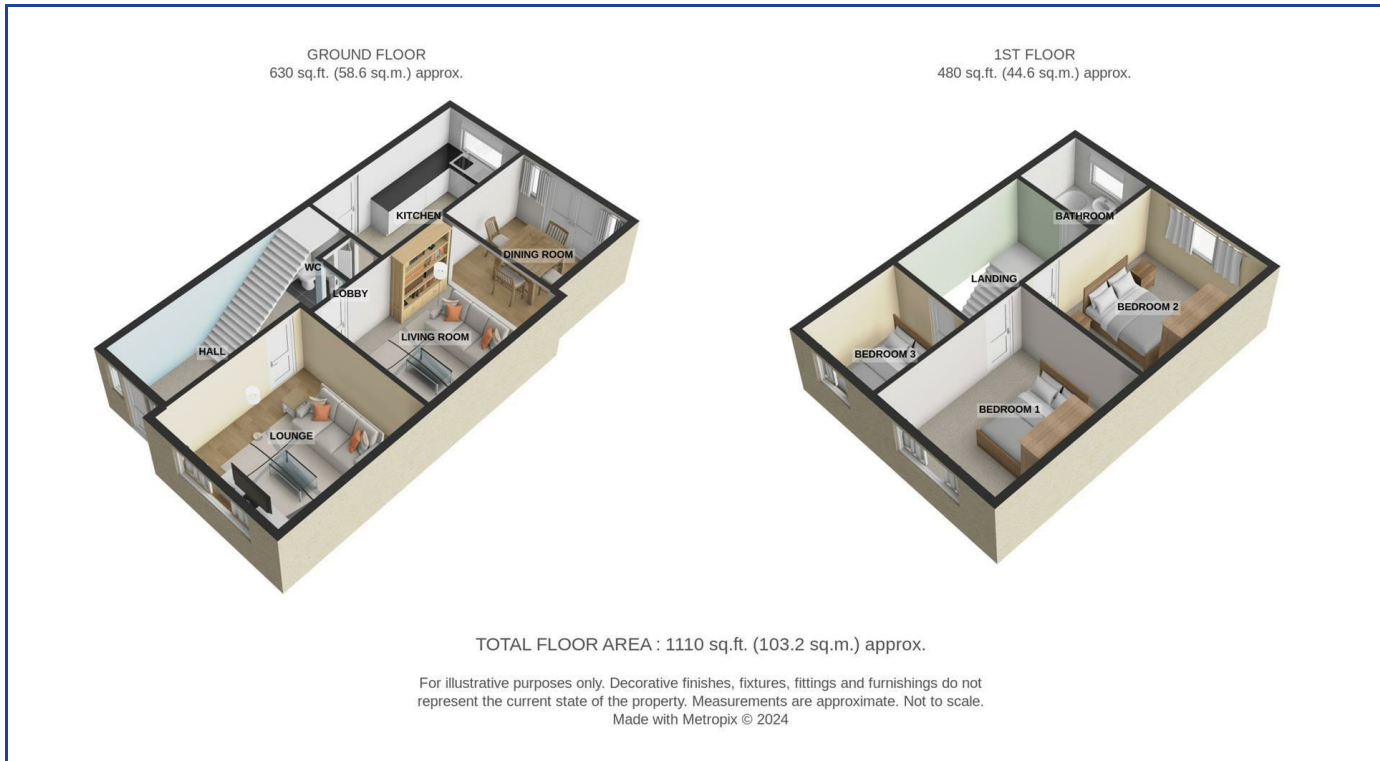
**Sheridan Road, Bexleyheath**  
**£515,000 Freehold**



Parris Residential are delighted to offer this three bedroom semi detached family house with ground floor rear extension and a ground floor W.C. The property is conveniently located for Bexleyheath train station which is just around the corner as well as the local shops, supermarkets, restaurants & bars on Pickford Lane. The property is generally spacious throughout and benefits from having double glazed windows & a gas central heating system. There is some light refurbishment required so this will make an ideal property for those looking to put their own stamp onto the house. To the rear is a private South facing garden and there is pedestrian side access from the front. As well as being nearby to Bexleyheath train station there is also easy access to the recently launched Super loop bus service from Bexleyheath direct to Abbey Wood Queen Elizabeth Line. Uplands Primary School is very close by too. Your inspection is highly recommended.

Council Tax Band E - EPC Band E





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>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</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 15'5 x 6'5 (4.70m x 1.96m)

Lounge 13'0 x 11'9 (3.96m x 3.58m)

Living room 13'0 x 11'0 (3.96m x 3.35m)

Dining area 10'2 x 9'7 (3.10m x 2.92m)

kitchen 15'0 x 7'5 (4.57m x 2.26m)

ground floor W.C. 3'3 x 2'6 (0.99m x 0.76m)

landing 12'0 x 7'5 (3.66m x 2.26m)

bedroom one 13'0 x 10'5 (3.96m x 3.18m)

bedroom two 12'9 x 10'5 (3.89m x 3.18m)

bedroom three 8'2 x 7'5 (2.49m x 2.26m)

bathroom 7'5 x 6'0 (2.26m x 1.83m)

South Facing rear garden

off street parking to front

