



Brampton Road, Bexleyheath
£489,950 Freehold



CHAIN FREE SALE Parris Residential are pleased to present this Feakes & Richards three bedroom semi detached family house with extended kitchen, garage to side and off street parking to the front. The property is very spacious indeed which you will notice as soon as you step into the large hallway. Benefits an 86' approx rear garden, double glazed windows and a gas central heating system. The property does require some general refurbishment however we feel this has been reflected in the realistic asking price. Extension potential can be found to the side and rear of the property subject to the usual planning consents. Brampton Primary School is quite literally on your doorstep. Bexleyheath train station and the shops, bars and restaurants on Pickford lane can also be found close by. Your inspection is highly recommended.

Freehold | EPC : Band D | Council Tax : Bexley Band E





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.



Entrance Hall 15'2 x 7'9 (4.62m x 2.36m)

Lounge 14'9 x 11'9 (4.50m x 3.58m)

Dining Room 12'0 x 11'9 (3.66m x 3.58m)

Extended Kitchen 17'8 x 7'9 max (5.38m x 2.36m max)

Landing

Bedroom One 14'0" inc bay x 11'9 (4.27m inc bay x 3.58m)

Bedroom Two 12'0 x 11'9 (3.66m x 3.58m)

Bedroom Three 8'3 x 8'0 (2.51m x 2.44m)

Bathroom 8'8 x 5'0 (2.64m x 1.52m)

Separate W.C 6'0 x 2'6 (1.83m x 0.76m)

Garden to Rear 86' approx. (26.21m approx.)

Garage to Side 22'9 x 6'8 (6.93m x 2.03m)

off street parking to front

