

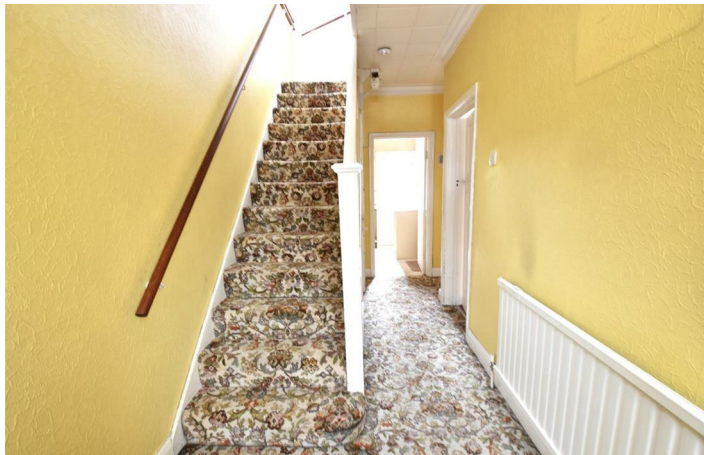


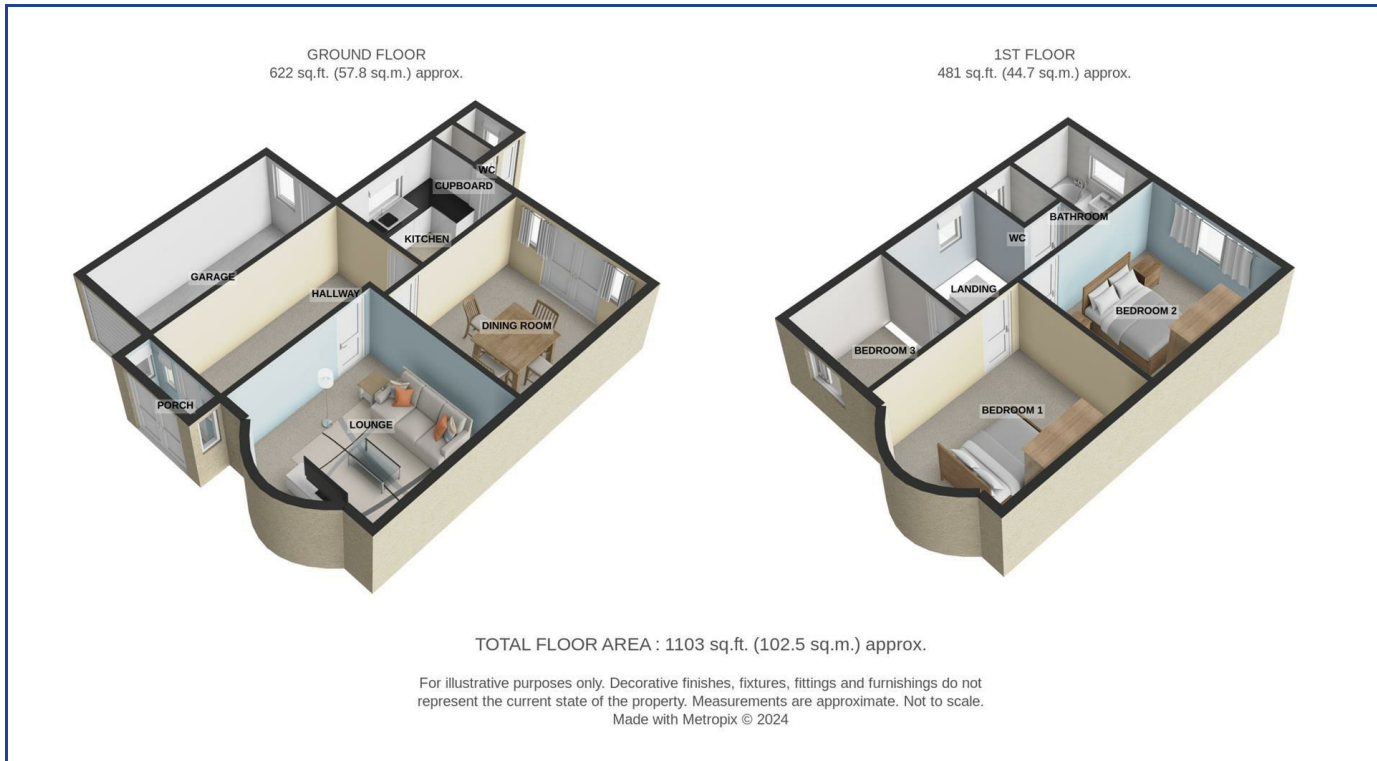
**Latham Road, Bexleyheath**  
**£500,000 Freehold**



**BEST & FINAL OFFERS BY 31ST JULY 2024.** Parris Residential are delighted to offer this three-bedroom 1930' semi-detached family house with a garage, driveway & 92' approx rear garden. The property benefits from having a gas central heating system with a recently installed gas boiler. The property is located in a popular residential road on the Southside of Bexleyheath and within walking distance to Townley Grammar School for girls plus Gravel Hill Primary School & Upton Primary School. The property does require updating however we feel this has been reflected in the realistic asking price. The property is offered chain Free for a quick move.

EPC - Band D | Council Tax 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>		<b>83</b>	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	<b>60</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.



porch  
entrance hall 15'5 x 6'0 (4.70m x 1.83m)  
lounge 14'3 inc bay x 12'4 (4.34m inc bay x 3.76m)  
dining room 12'5 x 11'4 (3.78m x 3.45m)  
kitchen 9'0 x 9'0 (2.74m x 2.74m)  
landing  
bedroom one 14'3 inc bay x 11'4 (4.34m inc bay x 3.45m)  
bedroom two 12'4 x 11'4 (3.76m x 3.45m)

bedroom three 7'11 x 7'9 (2.41m x 2.36m)  
bathroom 7'1 x 5'7 (2.16m x 1.70m)  
separate W.C.  
rear garden 92' approx  
outside W.C.  
garage 15'5 long (4.70m long)  
driveway

