



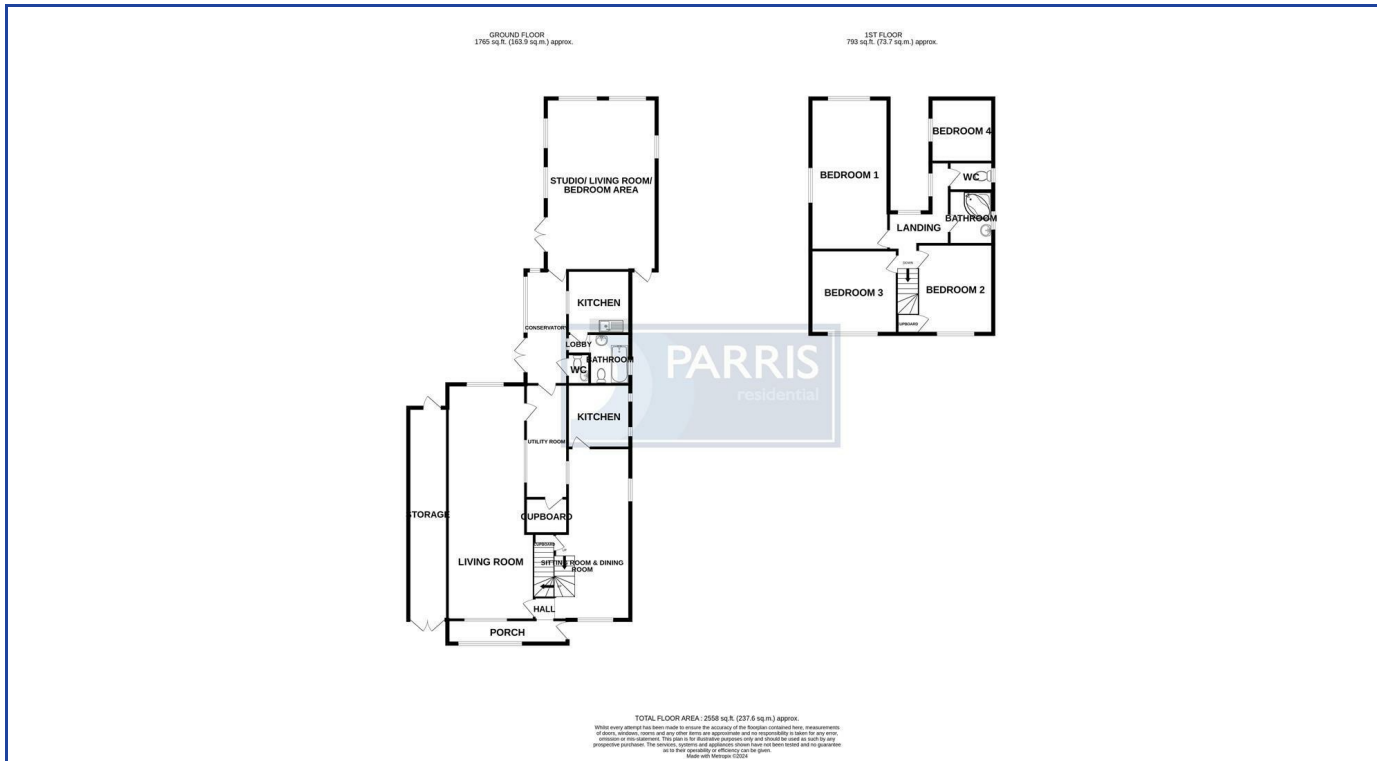
Lion Road, Bexleyheath
£725,000 Freehold



ANNEXE TO REAR & CHAIN FREE SALE Parris Residential are delighted to offer this amazing four/ five-bedroom detached house with a garage, off-street parking, and a spacious annex at the rear. Looking at the characterful rear of the property you will see a horseshoe shape to the main house with a connected conservatory leading to the annex which comprises a huge living/ bedroom area plus a kitchen and bathroom. The rear garden is beautiful and features a patio with mature shrubs and trees. There is also a large Summerhouse at the back of the garden. The property benefits from having a new roof in 2023. Internally the property is very spacious on both levels. Updating is required however we feel this has been reflected in the asking price. Townley Grammar School for Girls, Upton Primary, and Crook Log Primary Schools can be found nearby. Your inspection is highly recommended.

Council Tax Band F - EPC Band for House F - EPC Band for Annex G





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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	79	England & Wales	EU Directive 2002/91/EC	33



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 porch 17'3 x 3'6 (5.26m x 1.07m)

Living room 34'0 x 12' max (10.36m x 3.66m max)

Sitting room & dining room 24'8 x 11'9 max (7.52m x 3.58m max)

Kitchen 9'0 x 9'5 (2.74m x 2.87m)

utility area 16'6 x 6'0 (5.03m x 1.83m)

Conservatory style room 16'4 x 6'1 (4.98m x 1.85m)

W.C. off conservatory

annex / living room / bedroom area 24'8 x 16'1 (7.52m x 4.90m)

Kitchen area 9'3 x 8'9 (2.82m x 2.67m)

lobby leading to

bathroom 7'3 x 6'1 (2.21m x 1.85m)

landing

bedroom one 21'2 x 11'0 (6.45m x 3.35m)

bedroom two 12'11 x 12'0 (3.94m x 3.66m)

bedroom three 12'0 x 11'8 (3.66m x 3.56m)

bedroom four/ kitchenette 9'8 x 9'0 (2.95m x 2.74m)

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

separate W.C 6'0 x 3'5 (1.83m x 1.04m)

rear garden

Storage garage to side 30'6 x 5'7 (9.30m x 1.70m)

off street parking to front

