



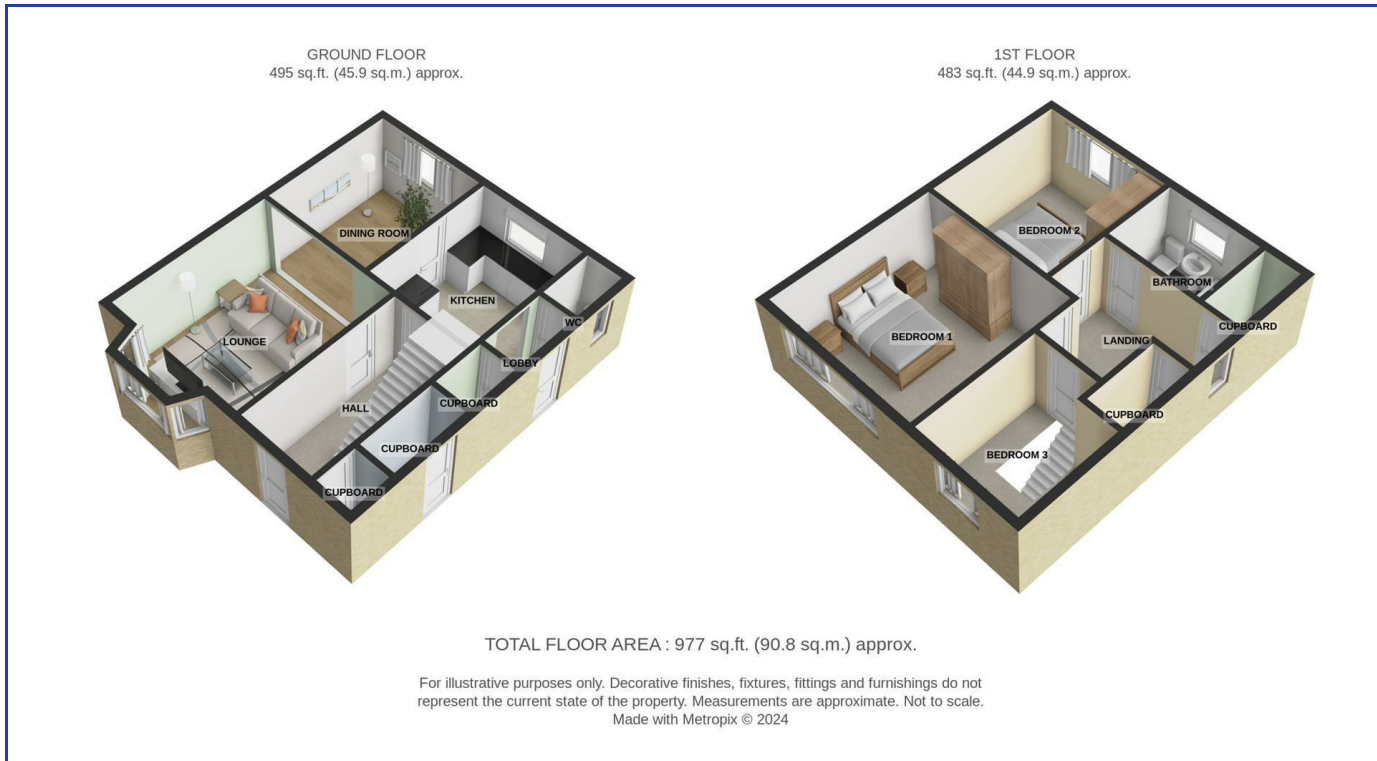
**Broomfield Road, Bexleyheath**  
**£525,000 Freehold**



**WIDE PLOT & CHAIN FREE SALE** Parris Residential are pleased to offer this three-bedroom semi-detached family house with lots of off-street parking and space to the side for an extension/ garage subject to the usual planning consents. The property is generally well presented and benefits from having a gas central heating system (boiler installed 202 ), double-glazed windows, and ground floor W.C. The property is located in a popular residential road on the Southside of Bexleyheath and is within easy reach of Townley Grammar School for Girls, Beths Grammar School, Upton Primary School and St Columba's and St Catherines Catholic Schools. Your inspection is highly recommended.

EPC band - to be confirmed - Council Tax Band D





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 12'7 x 6'0 (3.84m x 1.83m)

lounge 15'2 inc bay x 11'7 (4.62m inc bay x 3.53m)

dining room 11'0 x 9'2 (3.35m x 2.79m)

kitchen 11'0 x 8'3 (3.35m x 2.51m)

lobby

ground floor W.C.

landing

bedroom one 12'7 x 12'7 (3.84m x 3.84m)

bedroom two 11'0 x 10'6 (3.35m x 3.20m)

bedroom three 9'5 x 8'5 (2.87m x 2.57m)

bathroom 6'5 x 5'5 (1.96m x 1.65m)

rear garden 36' long (10.97m long)

side patio area 22' approx wide (6.71m approx wide)

off street parking to side for 2-3 vehicles

