



**The Quadrant, Bexleyheath**  
**£430,000 Freehold**

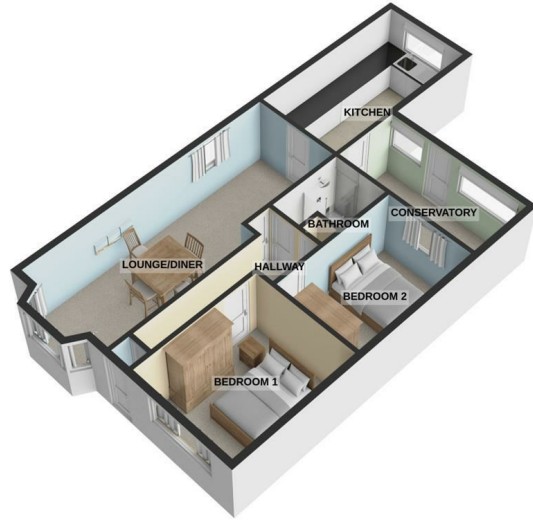


CHAIN FREE SALE Parris Residential are pleased to offer this two-bedroom semi-detached bungalow with an extended kitchen and driveway for up to four vehicles. The property is located in a popular residential Road in North Bexleyheath of similar properties. Benefits include double-glazed windows and a gas central heating system ( boiler installed in 2021 ). Local shops can be found closeby on Brampton Road as well as the local Doctors surgery which is situated just around the corner. The property needs some light refurbishment however we feel this has been reflected in the realistic asking price. Your inspection is highly recommended.

EPC band D | Freehold



GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024

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

lounge & dining room 25'7 inc bay x 10'3 max (7.80m inc bay x 3.12m max)

kitchen 15'6 x 8'5 (4.72m x 2.57m)

conservatory style room 13'9 x 6'5 (4.19m x 1.96m)

bedroom one 12'0 x 10'1 (3.66m x 3.07m)

bedroom two 12'0 x 8'9 (3.66m x 2.67m)

bathroom 7'2 x 5'4 (2.18m x 1.63m)

rear garden 68' approx (20.73m approx)

off street parking for four vehicles

