



**Brampton Road, Bexleyheath**  
**£315,000 Freehold**



CHAIN FREE - FREEHOLD - Parris Residential are delighted to offer this fabulous ground floor maisonette with its own private rear garden and off street parking, located within a few minutes walk from Bexleyheath train station. The property is well presented throughout, with a modern fitted white gloss kitchen and a modern fitted bathroom. The rooms are of a good size too, offering plenty of space. Additional benefits include a gas central heating system, double glazing and not forgetting it is freehold. Crook Log Leisure Centre and Danson Park can be found close by as well as the M25/A2 motorway links. Call us today to arrange a viewing. Council Tax - Band C. EPC - C



GROUND FLOOR  
564 sq.ft. (52.4 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 © 2022

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) 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 <sub>2</sub> 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 16'1 x 6'8 (max) (4.90m x 2.03m (max))**

**Lounge 14'3 x 10'6 (4.34m x 3.20m)**

**Kitchen 12'6 x 7'7 (3.81m x 2.31m)**

**Bathroom 6'4 x 5'4 (1.93m x 1.63m)**

**Bedroom One 12'9 x 10'7 (3.89m x 3.23m)**

**Bedroom Two 7'9 x 8'7 (2.36m x 2.62m)**

**Private Rear Garden**



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