



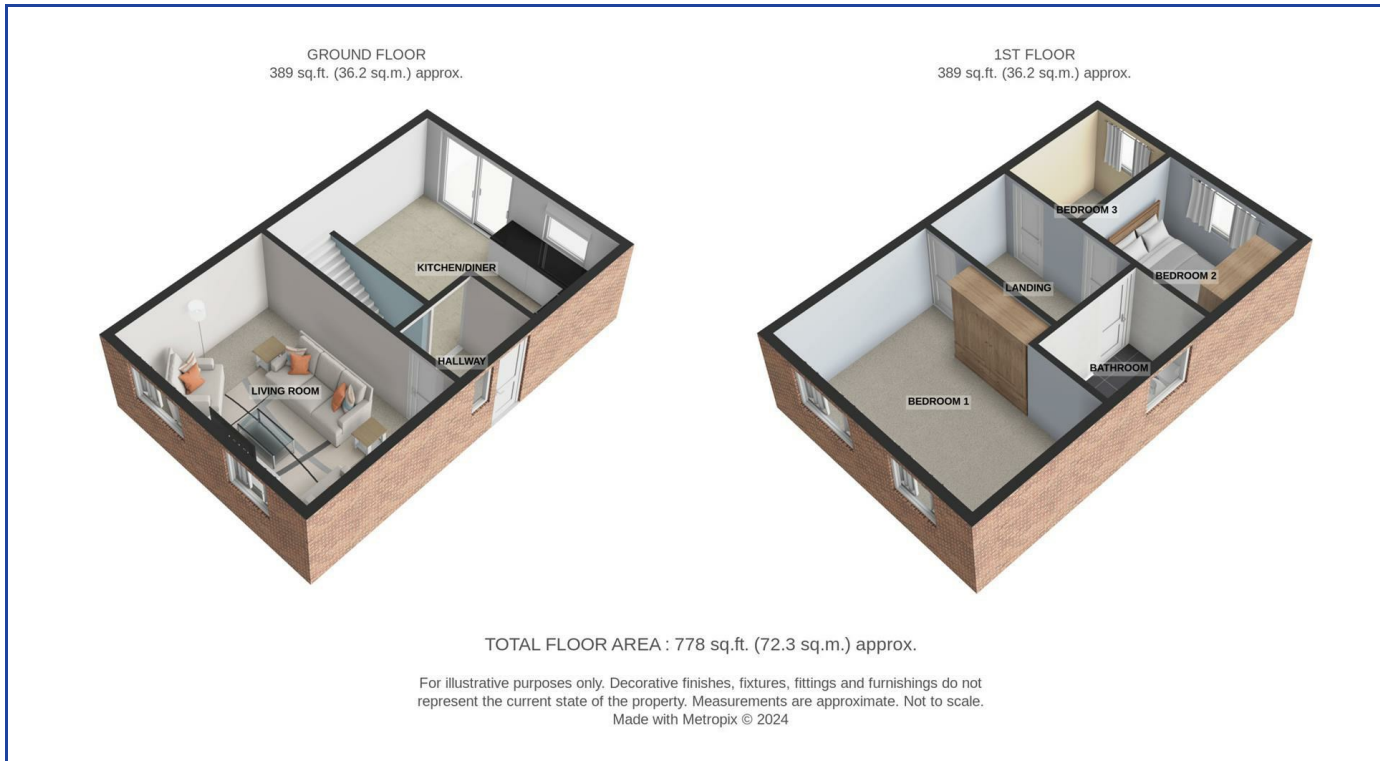
**Fernheath Way, Joydens Wood**  
**£475,000 Freehold**



Parris Residential are delighted to offer this lovely three-bedroom semi-detached house with a detached garage and driveway for two vehicles located in a cul-de-sac in the desirable Joydens Wood area, nearby to Bexley & Wilmington. The property is very nicely decorated and benefits from having double-glazed windows, a gas central heating system, a modern fitted kitchen with a built-in oven & hob plus a decking area overlooking the rear garden. The beautiful Joydens Wood itself is just a few minutes' walk away, as is Birchwood Golf Club with its bar & restaurant plus Gym and swimming pool. Bexley train station & Swanley train stations can both be found within easy reach. Your inspection is highly recommended.

Awaiting EPC - 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 6'0 x 4'9 (1.83m x 1.45m)

living room 15'7 x 11'0 (4.75m x 3.35m)

kitchen & dining area 15'6 x 10'8 (4.72m x 3.25m)

landing

bedroom one 15'8 x 11'1 (4.78m x 3.38m)

bedroom two 10'3 x 8'1 (3.12m x 2.46m)

bedroom three 8'0 x 5'10 (2.44m x 1.78m)

bathroom 7'6 x 5'4 (2.29m x 1.63m)

rear garden 50' approx (15.24m approx)

detached garage 15'2 x 8'0 (4.62m x 2.44m)

off street parking to front

