



Normanhurst Avenue, Bexleyheath
£499,995 Freehold



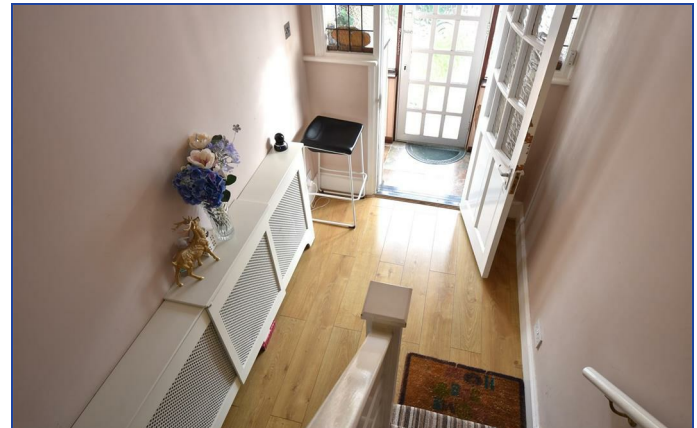
CHAIN FREE SALE Parris Residential are delighted to offer this 1930's three bedroom semi detached family home with rear extension, detached garage/ workshop and off street parking for two vehicles. The property is generally well presented throughout and benefits from having a gas central heating system and double glazed windows. To the rear is a 68'approx low maintenance garden. The location is very convenient for schools with both Brampton Primary & Barrington Primary Schools closeby. There are also several Grammar Schools within easy reach including Townley Grammar School for Girls, Beths Grammar, Bexley Grammar & Chis & Sid Grammar Schools. Dartford Grammar school is also commuting distance. Bexleyheath train station and local bus routes included the new Superloop SL3 service to Abbey Wood Elizabeth Line Station are also just a short walk away. The Elizabeth Line has access to Central London as well as all terminals at Heathrow Airport. The property has plenty of scope for extending to the side and rear subject to the usual planning consents. Your inspection is highly recommended.

COUNCIL TAX BAND E - EPC Band D - FREEHOLD





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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	83	England & Wales
		60	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.



Porch

hallway 15'5 x 6'0 (4.70m x 1.83m)

Ground floor W.C.

living room 14'4 inc bay x 12'5 (4.37m inc bay x 3.78m)

dining room 18'3 x 11'5 (5.56m x 3.48m)

kitchen 11'6 x 7'1 (3.51m x 2.16m)

landing

bedroom one 14'7 inc bay x 11'8 (4.45m inc bay x 3.56m)

bedroom two 11'8 x 11'8 (3.56m x 3.56m)

bedroom three 7'4 x 7'0 (2.24m x 2.13m)

bathroom 6'8 x 5'2 (2.03m x 1.57m)

Separate W.C.

detached garage/ workshop 21'1 x 9'0 (6.43m x 2.74m)

rear garden 68' approx (20.73m approx)

driveway to front

