



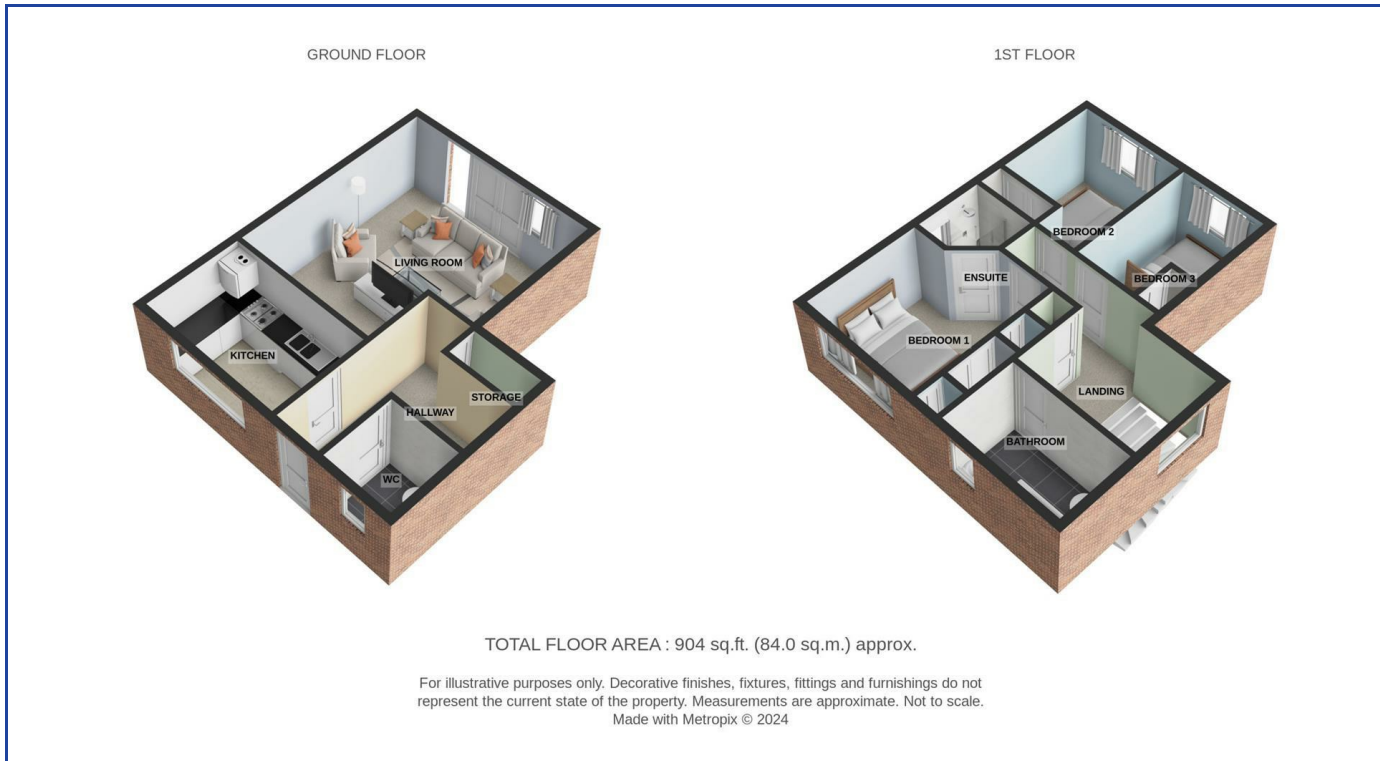
**Wellington Avenue, Sidcup**  
**£612,500 Freehold**



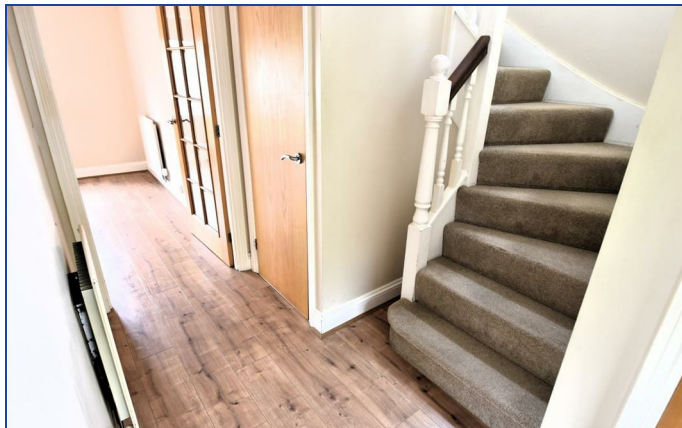
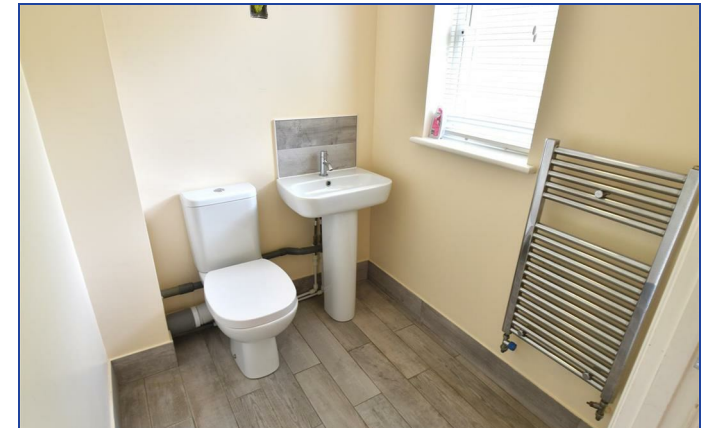
CHAIN FREE SALE Parris Residential are delighted to offer this 2004 built three-bedroom detached family home with ground floor W.C. plus an en-suite shower room & family bathroom located nearby to local shops in The Oval and Blackfen Road. Well presented the property itself benefits from having a separate parking area for 2-3 vehicles plus a private rear garden. Further benefits include a fitted kitchen with a built-in oven, microwave, dishwasher and fridge freezer. There is a gas central heating system and double-glazed windows throughout. With no forward chain, we expect this property to be very popular with buyers ready to move quickly. Your inspection is highly recommended.

EPC Band C | 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>		<b>87</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>75</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>



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 13'2 x 3'5 (4.01m x 1.04m)

living room 16'3 x 15'3 (4.95m x 4.65m)

kitchen 11'5 x 7'7 (3.48m x 2.31m)

ground floor W.C. 5'5 x 4'0 (1.65m x 1.22m)

landing

bedroom one 11'5 x 11'1 (3.48m x 3.38m)

en-suite shower room 6'0 x 5'2 (1.83m x 1.57m)

bedroom two 10'1 x 8'5 (3.07m x 2.57m)

bedroom three 10'1 x 6'6 (3.07m x 1.98m)

bathroom 9'3 x 5'0 (2.82m x 1.52m)

rear garden 42' approx (12.80m approx)

separate Parking area for 2-3 vehicles



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