



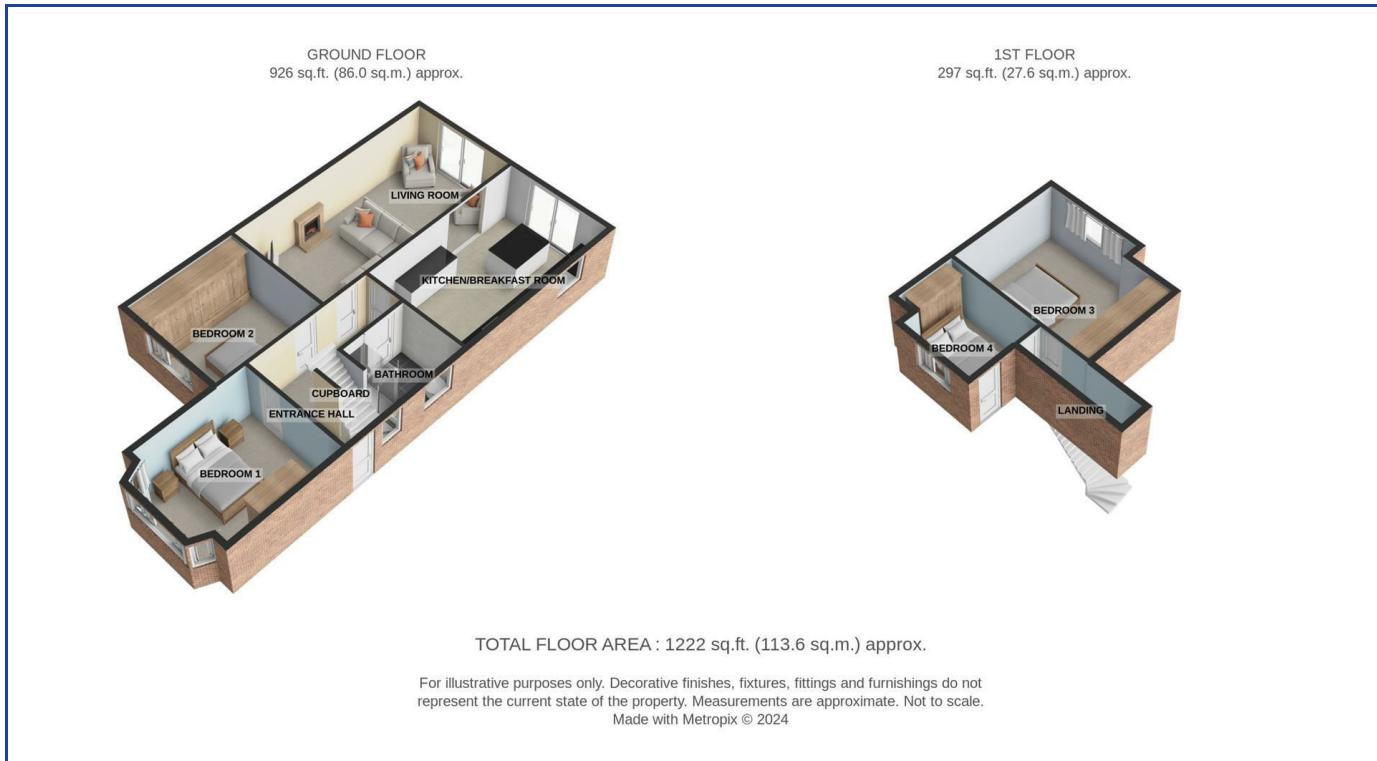
**Lenham Road, Bexleyheath**  
**Price Guide £600,000 Freehold**



GUIDE PRICE £600,000 - £625,000 Parris Residential are delighted to offer this extended four double-bedroom semi-detached chalet bungalow with a driveway for several vehicles and a Westerly facing rear garden located in the popular Pantiles area of Bexleyheath. Features include a recently fitted kitchen breakfast room with all integrated appliances. Benefits include double-glazed windows and a gas central heating system. Bedonwell Primary & Infant School can be found nearby as well as local amenities and bus routes. If you are looking for a multi-purpose family home with character we recommend your earliest inspection.

EPC BAND D | Council Tax Band E





Energy Efficiency Rating		Current	Potential	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			
<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**

**Living Room 23'4" x 11'7" (7.11 x 3.53)**

**Kitchen Breakfast Room 18'4" x 11'4" (5.59 x 3.45)**

**Bedroom One/ Reception Room 13'4" inc bay x 11'8" max (4.06 inc bay x 3.56 max)**

**Bedroom Two 11'11" x 11'3" (3.63 x 3.43)**

**Bedroom Three (first Floor) 12'1" x 14'7" max (3.68 x 4.45 max)**

**Bedroom Four (first Floor) 10'7" at widest x 8'0" (3.23 at widest x 2.44)**

**Bathroom 7'6" at widest x 6'5" (2.29 at widest x 1.96)**

**Rear Garden 56'0" approx (17.07 approx)**

**Front Garden**

**Driveway For Several Vehicles**

