



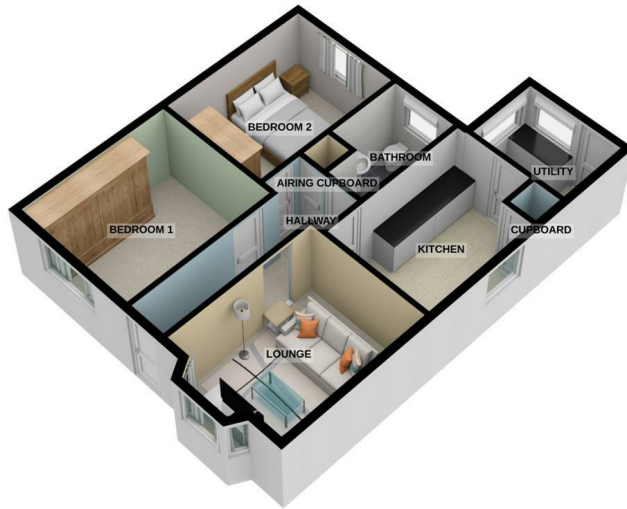
**Abbotts Walk, Bexleyheath**  
**Offers In The Region Of £440,000 Freehold**



CHAIN FREE SALE - Parris Residential are pleased to offer this lovely two-bedroom semi-detached bungalow with a large detached garage and 83' approx Southerly facing rear garden. The property is well presented throughout and benefits from having a modern fitted kitchen with cooker & hob. There is a smart bathroom suite and fitted wardrobes to bedroom one. Further benefits include off-street parking, double-glazed windows and a gas central heating system. We understand the large detached garage was built more recently. Local bus routes can be found nearby as can local shops and schools. Abbey Wood Crossrail is also close by. Your internal viewing is highly recommended. EPC BAND D - COUNCIL TAX BAND D



GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 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.  
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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>90</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>		<b>62</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.



hallway 12'4 long (3.76m long)  
lounge 13'5 x 10'3 (4.09m x 3.12m)  
kitchen 12'1 x 8'9 (3.68m x 2.67m)  
utility 7'5 x 5'8 (2.26m x 1.73m)  
bedroom one 12'1 x 10'2 (3.68m x 3.10m)  
bedroom two 12'0 x 9'0 (3.66m x 2.74m)  
bathroom 8'8 x 5'4 (2.64m x 1.63m)  
rear garden 83' approx (25.30m approx)

detached garage 23'0 x 9'8 (7.01m x 2.95m)  
parking to front of garage  
shared driveway to side  
off street parking to front

