



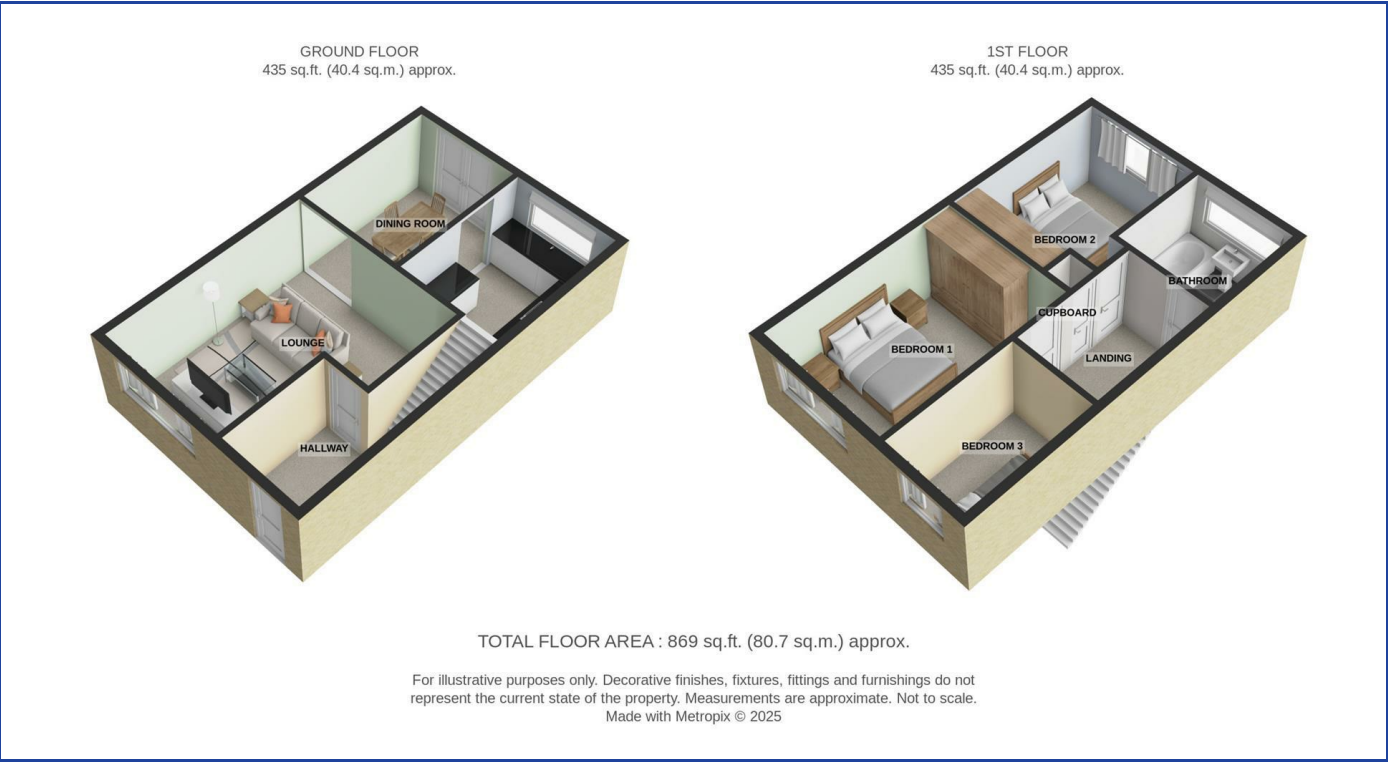
Kingsgate Close, Bexleyheath
£475,000 Freehold



****CHAIN FREE SALE**** Parris Residential are delighted to offer this three-bedroom family home with a garage and off-street parking for a small vehicle. The property is tucked away in a Cul-de-sac of just four properties. Benefits include double-glazed windows, a gas central heating system, a fitted kitchen with granite worktops, a built-in oven & hob, and an integrated washing and fridge freezer. There is a paved rear garden with side access too. Upstairs are three bedrooms (two with cupboard/ wardrobe space plus a modern bathroom suite. Your inspection is highly recommended.

Council Tax Band D | EPC Band C | Freehold





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	70		(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			England & Wales		
EU Directive 2002/91/EC			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 8'0 x 6'5 (2.44m x 1.96m)

lounge 15'5 x 13'4 (4.70m x 4.06m)

dining room 11'1 x 8'0 (3.38m x 2.44m)

kitchen 11'0 x 7'9 (3.35m x 2.36m)

landing

bedroom one 14'2 x 9'6 (4.32m x 2.90m)

bedroom two 10'6 x 8'5 (3.20m x 2.57m)

bedroom three 9'6 x 6'5 (2.90m x 1.96m)

bathroom 7'5 x 7'4 (2.26m x 2.24m)

rear garden 28'0 approx x 23'0 approx (8.53m approx x 7.01m approx)

garage 19'0 x 8'9 (5.79m x 2.67m)

off street parking for small car

