



**Valentine Avenue, Bexley**  
**Offers In Excess Of £625,000 Freehold**





NEWLY REFURBISHED & EXTENDED Parris Residential are delighted to offer this newly extended and refurbished four-bedroom semi-detached family house at the end of a cul-de-sac and just a short walk from Albany Park Train Station. Accommodation consists of a hallway, living room, large open plan kitchen, breakfast room & dining room leading out the the back garden plus ground floor W.C. On the first floor are three bedrooms and a bathroom, and the loft conversion consists of the master bedroom with an en-suite shower room.

FREEHOLD | EPC BAND E | COUNCIL TAX BAND : C



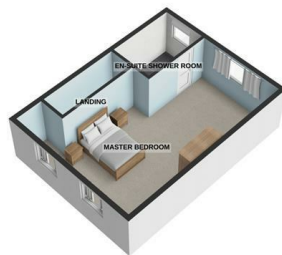




GROUND FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.

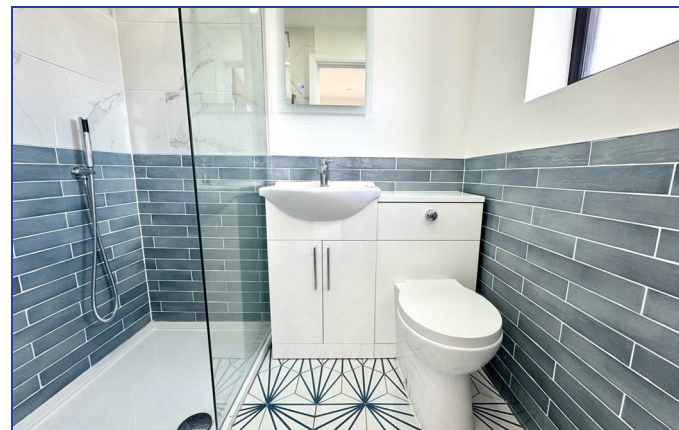
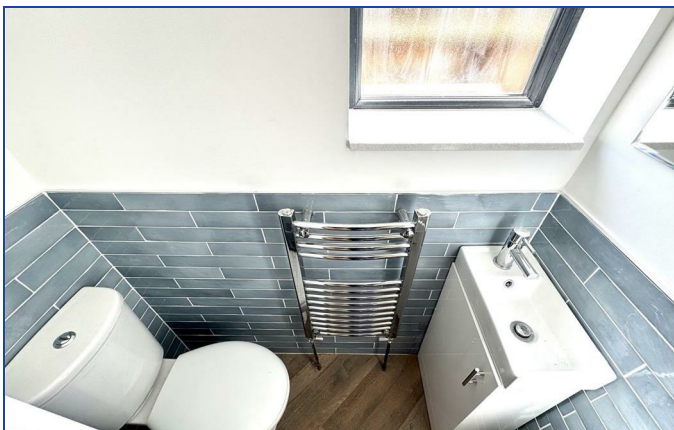


2ND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.

TOTAL FLOOR AREA : 1669 sq.ft. (155.1 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. Made with Metropix © 2025

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		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>71</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		
England & Wales		EU Directive 2002/91/EC	England & Wales		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

Ground Floor W.C

lounge

kitchen breakfast room

living room/ dining area

first floor landing

bedroom two

bedroom three

bedroom four

bathroom

top floor landing

master bedroom

en-suite shower room

rear garden

off street parking to front for 2-3 vehicles



6 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Tel: 020 8303 4224

Email: [enquiries@parrisresidential.co.uk](mailto:enquiries@parrisresidential.co.uk)

Website: [www.parrisresidential.co.uk](http://www.parrisresidential.co.uk)

