



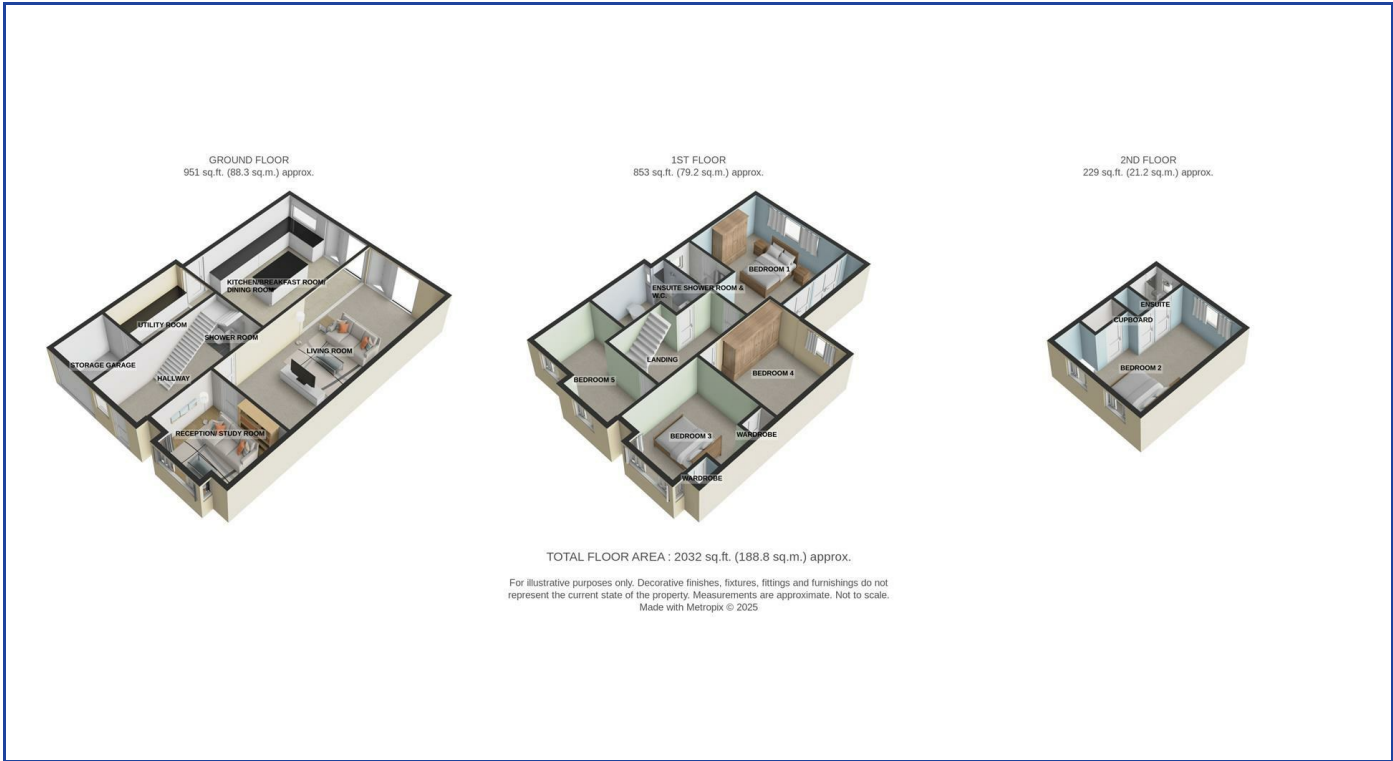
Brampton Road, Bexleyheath
£3,000 PCM



Parris Residential are delighted to offer this luxurious five bedroom executive family home located nearby to Bexleyheath train station and the local shops, bars and restaurants on Pickford Lane. The property is beautifully presented throughout and features a gorgeous cashmere gloss fitted kitchen with all appliances included; integrated oven, microwave, dishwasher plus freestanding fridge freezer, washing machine and dryer. The ground floor receptions are open plan which is ideal for families. Further features include a ground floor shower room & W.C. On the first floor you will find a family bathroom plus an en-suite shower room from the huge master bedroom. On the top floor there is another en-suite shower room & W.C. located off the ginormous loft bedroom. Fitted wardrobes & cupboards can be found in three bedrooms. There is so much to this lovely family home we are sure it will be a huge hit for the professional family. * please note the cabin & store shed at the end of the garden are not included.

EPC Band C | Council Tax Band E | Initial 12 month let with a view to longer term | security deposit £3461.00





| 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 | | | (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 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.



entrance hall 16'0 x 7'8 (4.88m x 2.34m)
shower room & W.C. 7'9 x 2'4 (2.36m x 0.71m)
living room 26'8 x 11'8 (8.13m x 3.56m)
reception room/ study room 11'8 x 10'4 inc bay (3.56m x 3.15m inc bay)
kitchen breakfast room & dining area 20'10 x 13'0 (6.35m x 3.96m)
utility room 10'9 x 6'4 (3.28m x 1.93m)
landing
bedroom one 18'0 x 13'9 (5.49m x 4.19m)
en-suite shower room & W.C. 7'7 x 3'9 (2.31m x 1.14m)

bedroom two (loft bedroom) 19'1 x 9'1 to 14'7 at widest (5.82m x 2.77m to 4.45m at widest)
en-suite shower room & W.C. 4'8 x 4'5 (1.42m x 1.35m)
bedroom three 14'4 x 11'8 (4.37m x 3.56m)
bedroom four 11'9 x 11'7 (3.58m x 3.53m)
bedroom five 14'8 x 8'8 max (4.47m x 2.64m max)
bathroom 9'0 x 9'5 (2.74m x 2.87m)
rear garden
storage garage 10'2 x 6'8 (3.10m x 2.03m)
driveway to front for two vehicles

