



**Sheridan Road, Bexleyheath**  
**£510,000 Freehold**





Located just around the corner from Bexleyheath train station is this lovely three-bedroom semi-detached house with a detached garage, a large double-glazed conservatory, and off-street parking to the front. The property is very well presented and benefits include a recently fitted kitchen with integrated appliances. Two bedrooms have fitted wardrobes and the family bathroom is a very good size. Upland Primary School is very close by as are the local supermarkets, restaurants, and bars on Pickford Lane & Avenue Road. The property is offered chain-free for an easy move. Your inspection is highly recommended.

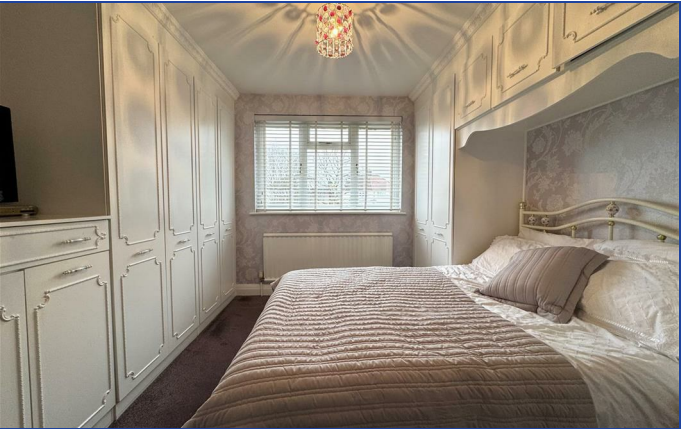
EPC - D | Council Tax Band E | Freehold







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>			(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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			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.





porch

entrance hall

lounge & dining room 26' inc bay x 12'2 max (7.92m inc bay x 3.71m max)

kitchen 10'3 x 6'8 (3.12m x 2.03m)

conservatory 16'1 x 11'3 inc bay (4.90m x 3.43m inc bay)

landing

bedroom one 13'5 x 11'2 (4.09m x 3.40m)

bedroom two 12'4 x 11'3 (3.76m x 3.43m)

bedroom three 6'9 x 6'7 (2.06m x 2.01m)

bathroom 11'3 x 7'9 (3.43m x 2.36m)

rear garden 63' approx (19.20m approx)

detached garage 19'4 x 10'0 (5.89m x 3.05m)

off street parking to front

