



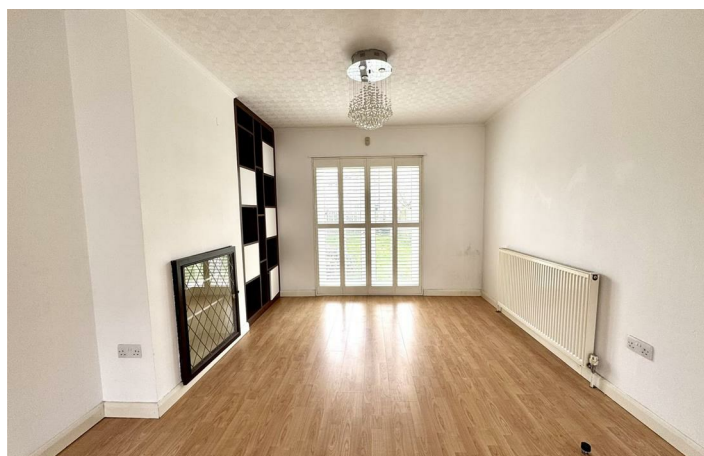
Malvern Avenue, Bexleyheath  
£500,000 Freehold





**CUL DE SAC & CHAIN FREE SALE** Located in a cul de sac in the desirable Pantiles area of Bexleyheath is this three-bedroom semi-detached family house with a garage, off-street parking, and a south-easterly facing rear garden. The property benefits from having a fitted kitchen with a built-in oven & hob and an integrated fridge freezer and washer-dryer. Further benefits include double-glazed windows, built-in wardrobes for two bedrooms, a gas central heating system, and wood-style flooring throughout most of the house. The property is within walking distance to Bexleyheath station via sidewalk access to Long Lane, or you can catch direct buses from Long Lane to Abbey Wood station for the Elizabeth Line (Crossrail) Your inspection is recommended.

Council Tax Band E | EPC 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) 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 <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.





Entrance hall 12'6 x 7'7 max (3.81m x 2.31m max)

lounge & dining room 23'4 x 12'0 at widest (7.11m x 3.66m at widest)

kitchen 8'9" x 7'3" (2.67 x 2.21)

landing

bedroom one 11'1" x 11'0 (3.38m x 3.35m)

bedroom two 11'2 x 10'9 (3.40m x 3.28m)

bedroom three 8'0 x 7'11 (2.44m x 2.41m)

bathroom 8'9 x 4'6 (2.67m x 1.37m)

separate w.c. 6'1 x 2'6 (1.85m x 0.76m)

storage garage to side 12'2 x 5'7 (3.71m x 1.70m)

driveway to front

rear garden 56' approx (17.07m approx)

