



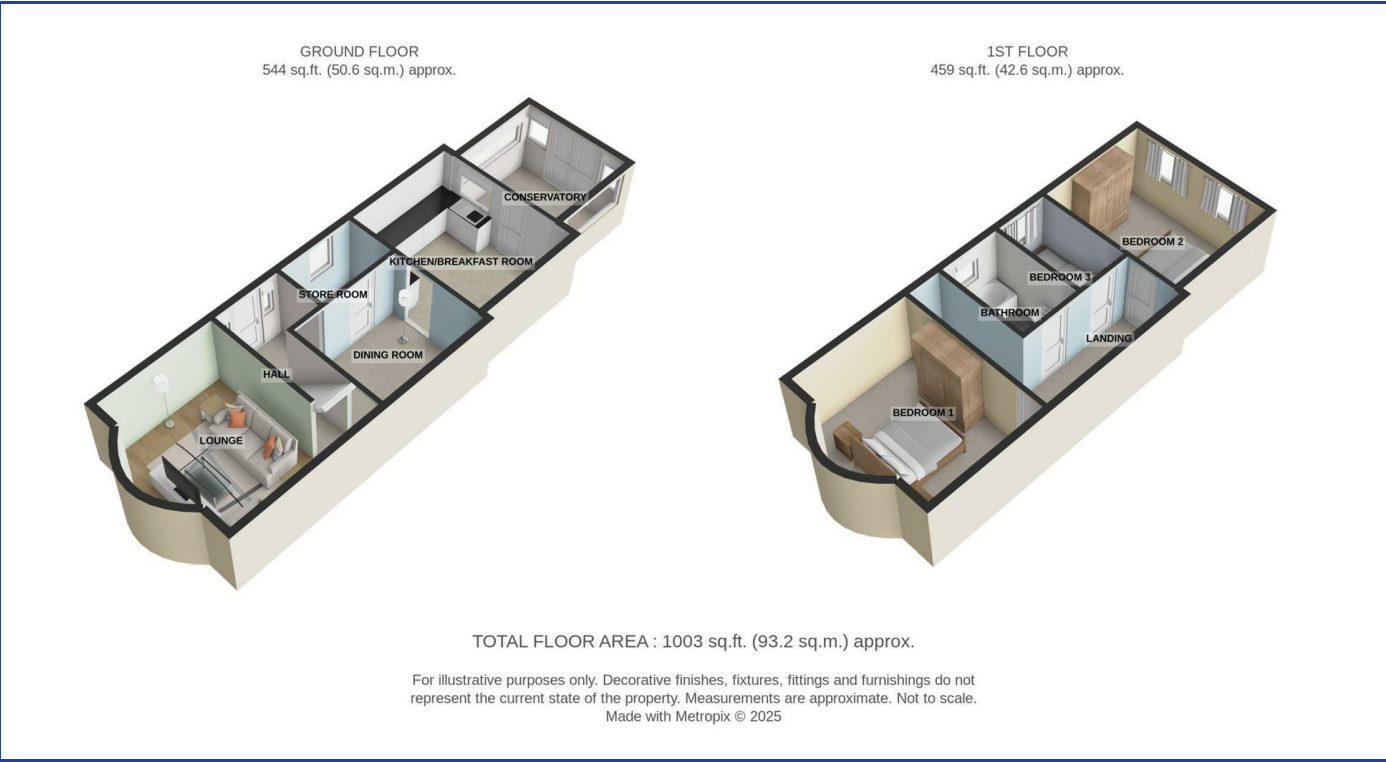
**Brixham Road, Welling**  
**Price Guide £450,000 Freehold**



GUIDE PRICE £450,000 - £475,000 Parris Residential are delighted to offer this chain free three-bedroom semi-detached family house with a double-storey extension to the rear and a double-glazed conservatory. The property benefits from having a fitted kitchen with a built-in double oven and induction hob. There is also a dishwasher included. Further benefits include double-glazed windows and a gas-central heating system. Several Primary Schools can be found nearby as well as Welling Secondary School. Bexleyheath train station is just a few minutes walk away. Your inspection is highly recommended.

EPC Band D | Council Tax Band D | 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                                 |         | 86                      | (92 plus) A                                                     |         |                         |
| (81-91) B                                   |         |                         | (81-91) B                                                       |         |                         |
| (69-80) C                                   |         |                         | (69-80) C                                                       |         |                         |
| (55-68) D                                   |         |                         | (55-68) D                                                       |         |                         |
| (39-54) E                                   | 60      |                         | (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

lounge 11'8" inc bay x 13'6" (3.56m inc bay x 4.14m )

dining room 10'2 x 8'6 (3.10m x 2.59m)

kitchen 10'3 x 12'5 (3.12m x 3.78m)

conservatory 8'7 x 9'4 (2.62m x 2.84m)

storeroom (off dining room ) 7'3 x 4'7 (2.21m x 1.40m)

landing

bedroom one 12'7 inc bay x 13'7 (3.84m inc bay x 4.14m)

bedroom two 10'3 x 12'6 (3.12m x 3.81m)

bedroom three 8'5 x 5'0 (2.57m x 1.52m)

bathroom 8'5 x 5'5 (2.57m x 1.65m)

rear garden

off street parking to front

