



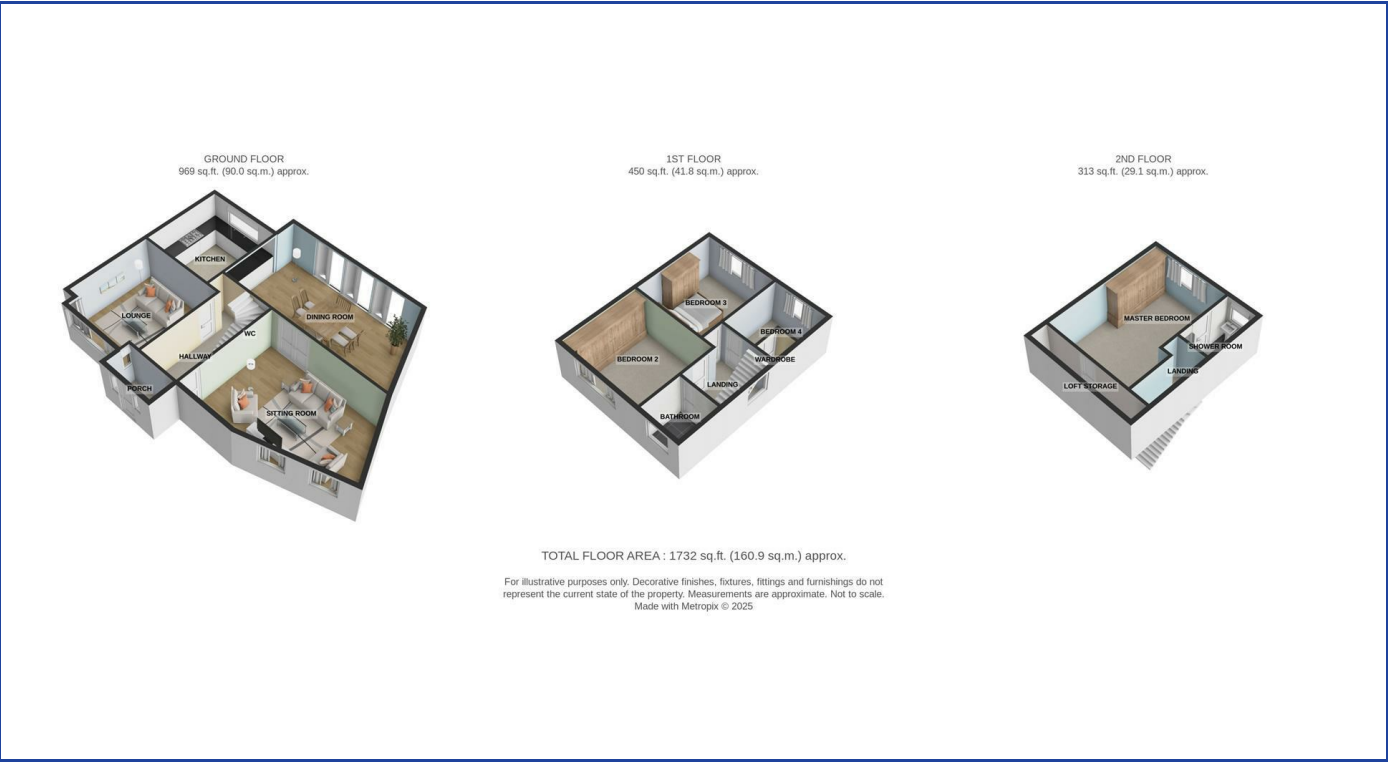
Manor Way, Barnehurst
£735,000 Freehold



Parris Residential are delighted to offer this extended four-bedroom semi-detached family house with three reception rooms, an en-suite shower room, a family bathroom plus ground floor W.C., and with the added benefit of off-street parking to the front for several vehicles. Beautifully presented throughout and with spacious accommodation throughout the property has been extended to the rear and the side plus there is a loft conversion. Benefits include a recently fitted kitchen with a built-in oven & grill, plus a five-ring gas hob & integrated washing machine & dishwasher. There is a Bifolding door leading from the dining area out to the low-maintenance rear garden. Fitted wardrobes can be found in the master bedroom and second bedroom too.

EPC BAND C | COUNCIL TAX BAND E | FREEHOLD





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	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.



porch 7'8 x 3'9 (2.34m x 1.14m)

entrance hall 14'6 x 6'1 (4.42m x 1.85m)

lounge 13'5 x 12'9 (4.09m x 3.89m)

dining room 24'8 approx x 13'3 (7.52m approx x 4.04m)

sitting room 21'6 approx x 14'3 max (6.55m approx x 4.34m max)

kitchen area 11'8 x 10'9 (3.56m x 3.28m)

ground floor W.C.

first floor landing

bedroom two 12'8 x 11'4 (3.86m x 3.45m)

bedroom three 12'0 x 10'9 (3.66m x 3.28m)

bedroom four 8'8 x 8'1 (2.64m x 2.46m)

bathroom 6'5 x 6'1 (1.96m x 1.85m)

second floor landing

master bedroom 17'0 x 12'6 (5.18m x 3.81m)

en-suite shower room & W.C. 8'7 x 4'6 (2.62m x 1.37m)

rear garden 55' approx (16.76m approx)

off street parking to front

