



Nursery Avenue, Bexleyheath
£640,000 Freehold



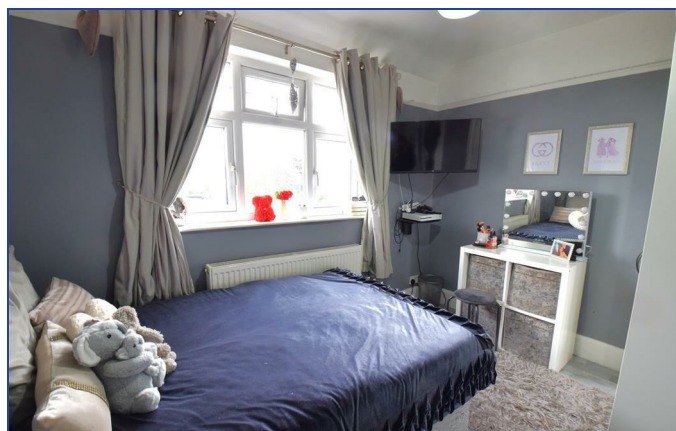
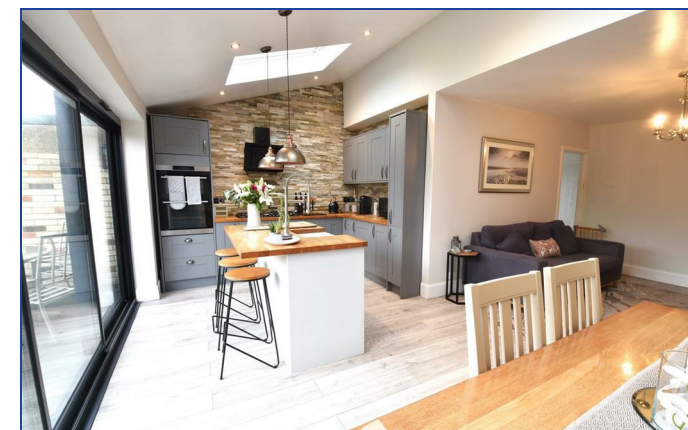
CHAIN FREE SALE Parris Residential are delighted to offer this extended four-bedroom semi-detached chalet house with a garage with a separate utility area & shower room/ W.C. The property also benefits from having a detached cabin at the end of the 71' approx rear garden consisting of a games room/ bar room plus separate reception area. This family home is stylishly presented and features a beautiful open-plan kitchen breakfast room with skylights above. There is also a large ground-floor bathroom featuring a bath & shower cubicle. Parking is plentiful with a driveway for up to four vehicles and an electric car charging point. Bexleyheath train station can be found nearby as can both Bexleyheath Academy and Upland Primary School. Your inspection is highly recommended.

EPC BAND D | 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			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 9'0 x 7'8 (2.74m x 2.34m)

living room 15'8 inc bay x 11'8 (4.78m inc bay x 3.56m)

dining room 14'8 x 11'7 (4.47m x 3.53m)

kitchen breakfast room 18'0 x 10'6 (5.49m x 3.20m)

ground floor bedroom four 8'0 x 7'1 plus recess (2.44m x 2.16m plus recess)

ground floor bathroom 8'8 x 7'7 (2.64m x 2.31m)

landing

bedroom one 13'5 x 11'5 (4.09m x 3.48m)

bedroom two 11'0 x 8'6 (3.35m x 2.59m)

bedroom three 13'7 x 8'0 (4.14m x 2.44m)

rear garden 71' approx (21.64m approx)

detached cabin 17' x 11'2 (5.18m x 3.40m)

2nd room leading off cabin 11'2 x 9'5 (3.40m x 2.87m)

detached garage 19'6 x 8'3 (5.94m x 2.51m)

shower room / W.C. / Utility room leading off gara 10'6 x 8'3 (3.20m x 2.51m)

driveway for 3-4 vehicles

