



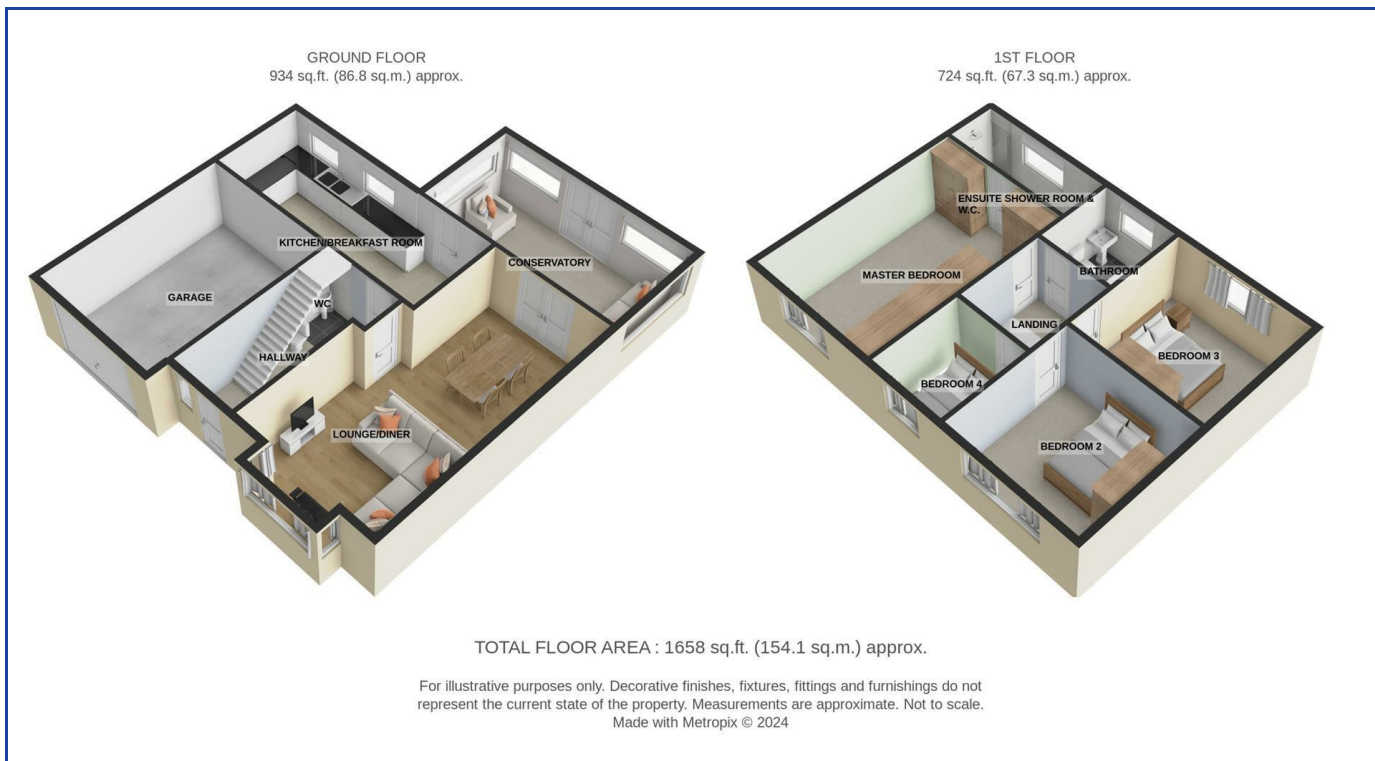
**Midfield Avenue, Barnehurst**  
**£650,000 Freehold**



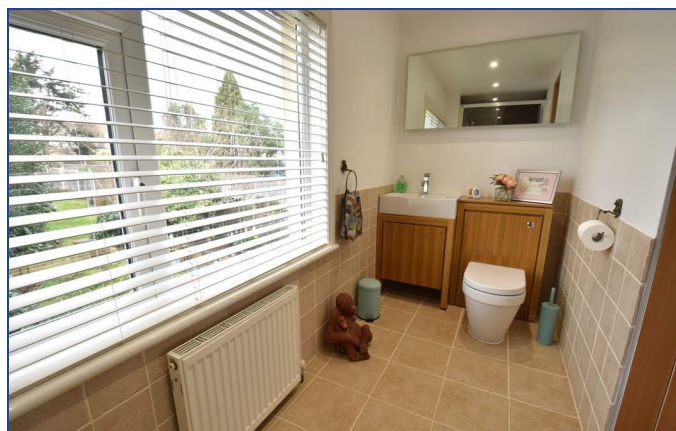
Parris Residential is delighted to offer this very wide double-storey side extended semi-detached family house with a large conservatory & garage plus a driveway with space for up to seven vehicles. We feel this property is perfect for a growing family as benefits include a ground-floor W.C. family bathroom plus an en-suite shower room & W.C. off the huge master bedroom. Further features include fitted wardrobes in the Master bedroom and a spacious conservatory overlooking the patio plus large loft storage space with skylight windows. Barnehurst train station and the local shops are situated close by as are local primary, Infant & secondary Schools. We are sure this property won't hang about for long so contact us for your viewing appointment.

Council Tax Band E | EPC Band D





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.

hallway 14'7 x 6'2 (4.45m x 1.88m)

lounge & dining room 25'9 inc bay x 13'0 max (7.85m inc bay x 3.96m max)

kitchen breakfast room 20'8 x 8'5 (6.30m x 2.57m)

conservatory 18'0 x 9'7 (5.49m x 2.92m)

ground floor W.C. 3'8 x 2'4 (1.12m x 0.71m)

landing

Master Bedroom 18'5 x 12'1 (5.61m x 3.68m)

en-suite shower room & W.C. 12'1 x 4'4 (3.68m x 1.32m)

bedroom two 12'0 x 11'4 (3.66m x 3.45m)

bedroom three 12'0 x 11'6 (3.66m x 3.51m)

bedroom four 8'1 x 7'0 (2.46m x 2.13m)

bathroom 7'2 x 7'0 (2.18m x 2.13m)

rear garden 96' approx (29.26m approx)

garage 16'6 x 12'4 (5.03m x 3.76m)

off street parking for up to 7 vehicles

