



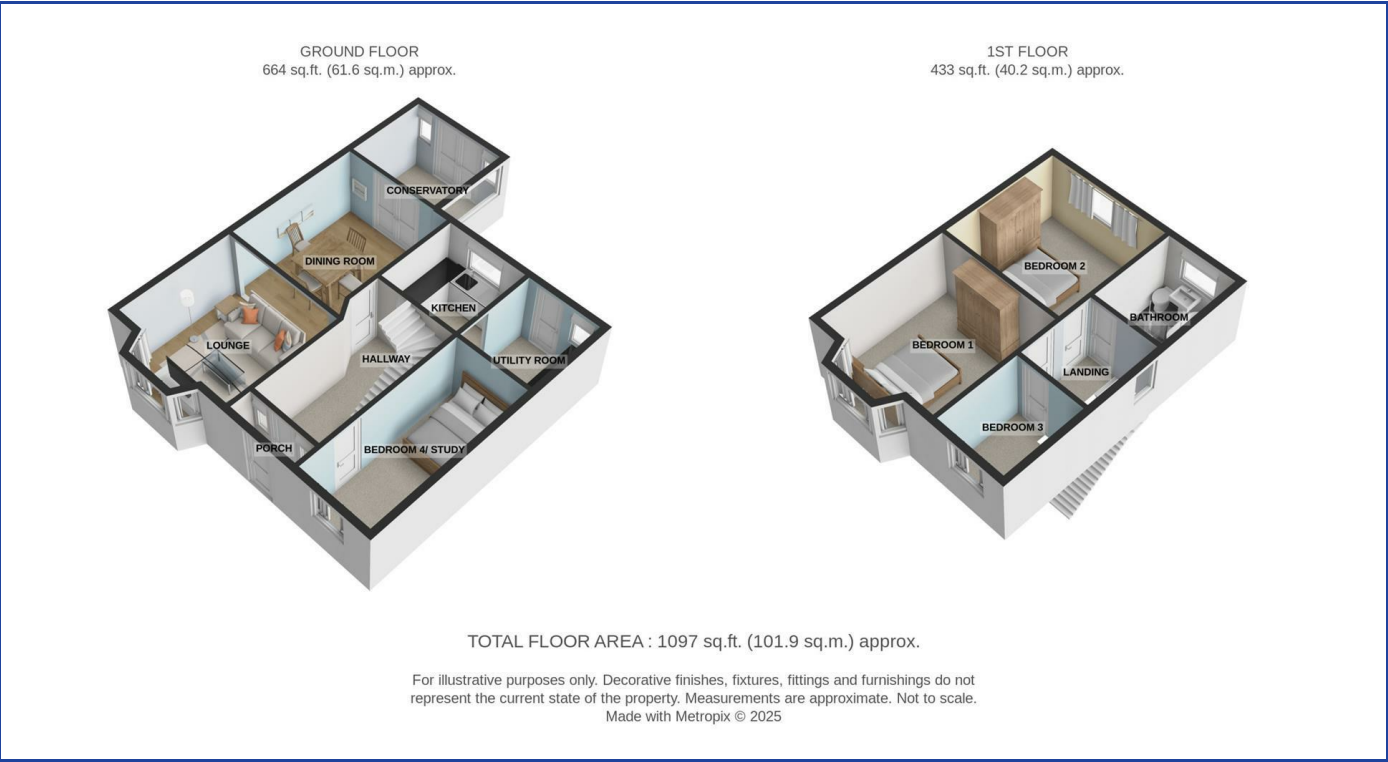
Long Lane, Bexleyheath
Offers In Excess Of £600,000 Freehold



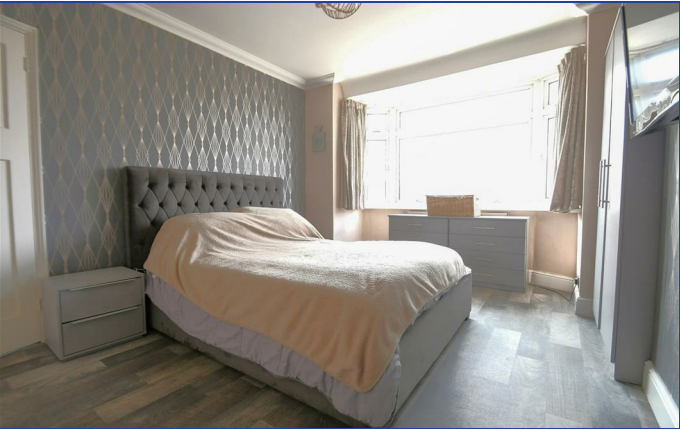
Parris Residential are delighted to offer this gorgeous 3/4 bedroom C Type Feakes & Richards semi-detached family located in the popular northside of Bexleyheath, nearby to local shops and schools. This family house is packed full of features which include a large studio room at the bottom of the garden, ideal for use as a work from home studio or gym/ games room. There is a lovely outdoor entertaining space with includes a hot tub. Further features include a double-glazed conservatory, a modern fitted kitchen with built-in double oven & microwave, plus a hob, there is also a utility area. The first-floor bathroom suite has both a bath and a shower cubicle. This very smart family house is ideally located for Bexleyheath train station, and there is also easy access to Abbey Wood Crossrail. 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.



Porch

Entrance Hall 13'1 x 7'5 (3.99m x 2.26m)

Lounge/Diner 26'5 x 11'9 (max) (8.05m x 3.58m (max))

Kitchen 8'8 x 7'4 (2.64m x 2.24m)

Utility 8'7 x 6'5 (2.62m x 1.96m)

Bedroom 4 - G/Floor 14'5 x 6'4 (4.39m x 1.93m)

Landing

Bedroom One 14'3 x 11'6 (4.34m x 3.51m)

Bedroom Two 12'2 x 10'11 (3.71m x 3.33m)

Bedroom Three 7'10 x 6'11 (2.39m x 2.11m)

Bathroom 8'7 x 7'2 (2.62m x 2.18m)

Rear Garden

Work from home studio at rear of garden

driveway for three vehicles

