



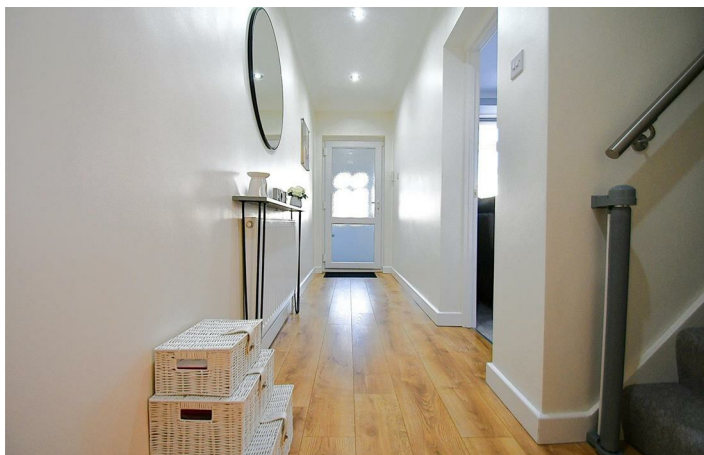
Winchester Road, Bexleyheath
£699,995 Freehold

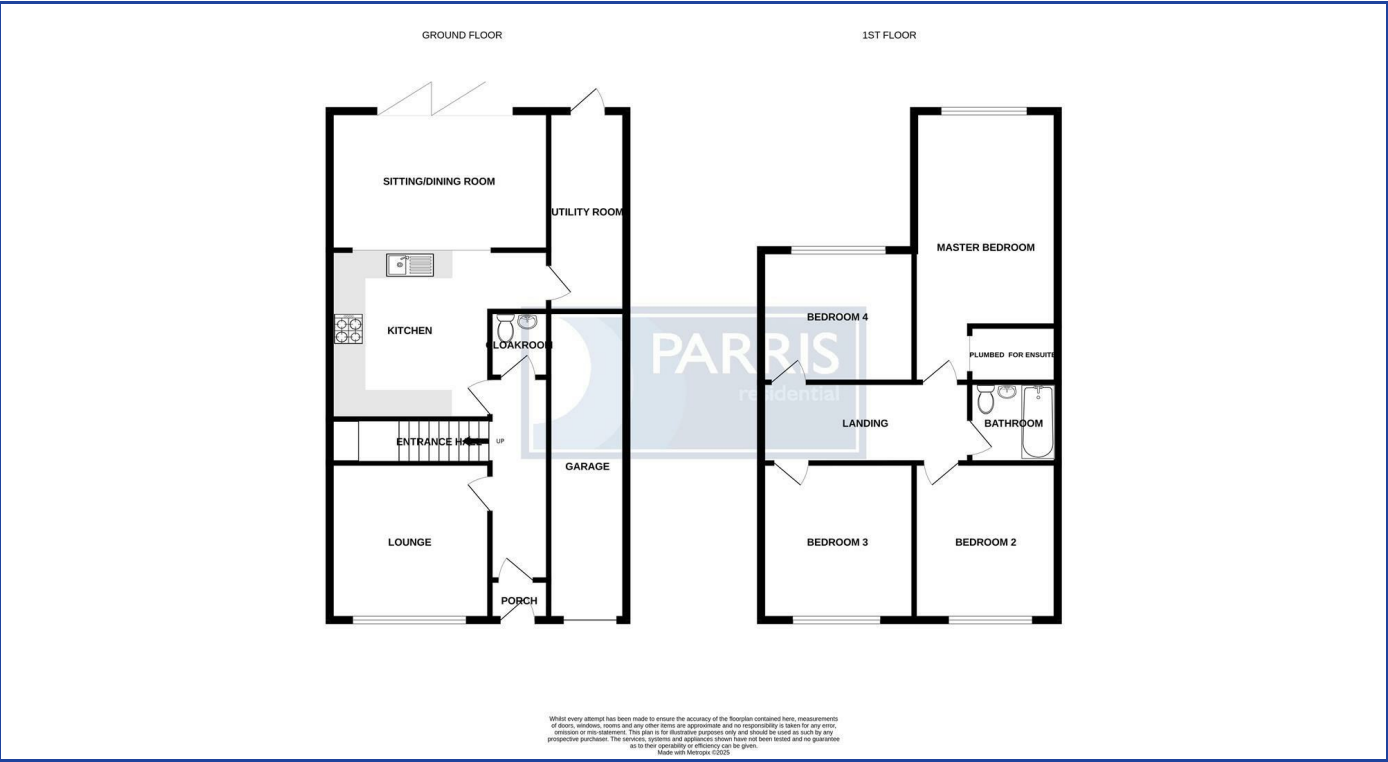


Parris Residential are delighted to offer this modern & well presented, four-bedroom 1930's semi-detached family home with a double-storey extension to the side & rear. On the ground floor there is a large open-plan fitted kitchen open to the dining area, utility room and separate lounge. Bi-fold doors leading out to the 77' approx. garden with a large patio and lawn area. Further features include a master bedroom with a room that is plumbed ready for an ensuite shower room & W.C. There is also a ground-floor W.C. and modern first-floor family bathroom. Off-street parking for three vehicles can be found at the front.

Located within easy access of Bexleyheath train station, the Superloop bus route to Abbeywood Elizabeth Line and local shops. Brampton & Barrington Primary School are located within a few minutes walk. The A2 and M25 Motorway links are nearby as well

EPC BAND : Awaited | COUNCIL TAX BAND D | 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 17'8 x 3'9 (5.38m x 1.14m)

Cloakroom 4'3 x 4'1 (1.30m x 1.24m)

Lounge 11'4 x 11'6 (3.45m x 3.51m)

Kitchen/ Diner 16'3 x 10'4 (4.95m x 3.15m)

Utility Room 14'9 x 5'8 (4.50m x 1.73m)

Landing 15'3 x 6'0 (4.65m x 1.83m)

Bedroom One 19'9 max x 10'4 (6.02m max x 3.15m)

Bedroom Two 10'5 x 9'6 (3.18m x 2.90m)

Bedroom Three 11'4 x 10'11 (3.45m x 3.33m)

Bedroom Four 11'4 x 9'3 (3.45m x 2.82m)

Bathroom 6'8 x 5'9 (2.03m x 1.75m)

Garden to Rear 66'0" approx (20.12m approx)

Driveway to Front

Garage

Off street Parking for three vehicles

