

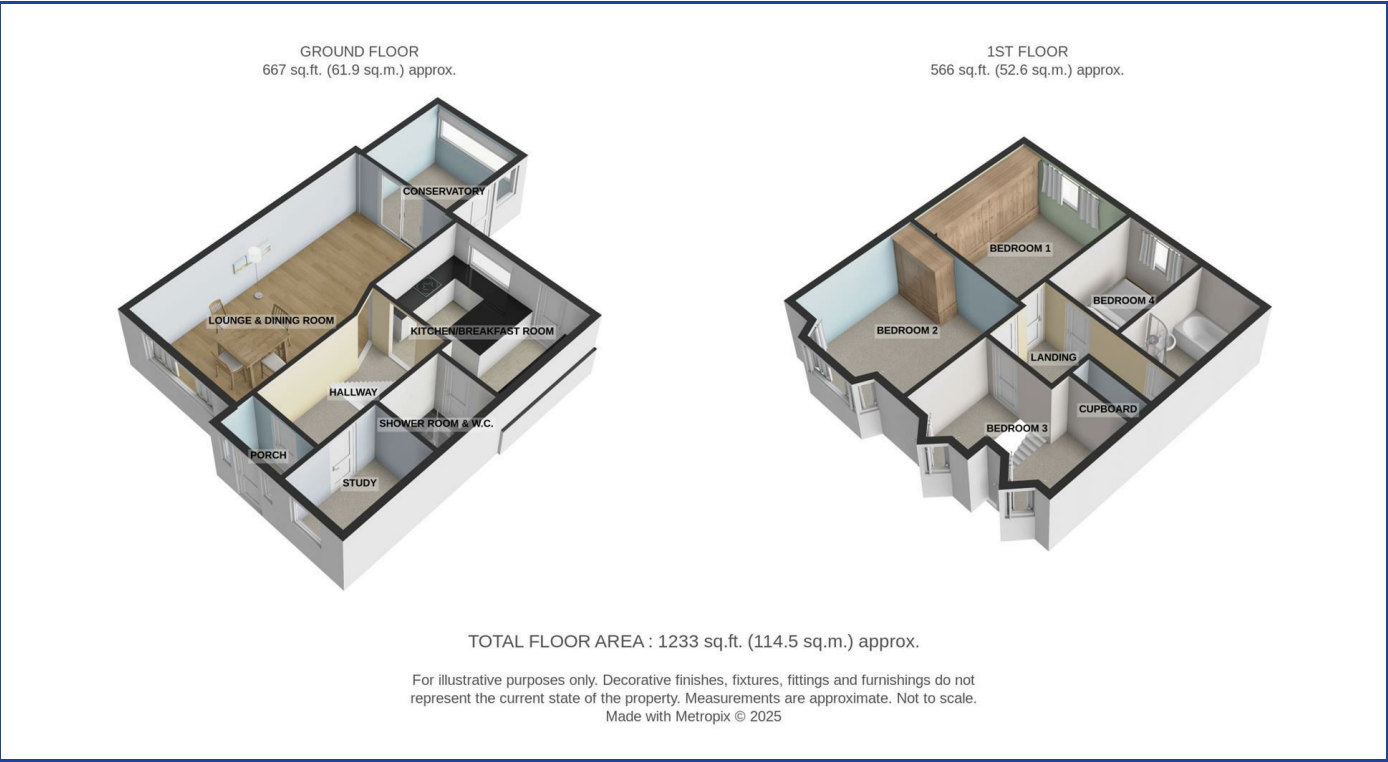


Berkeley Avenue, Bexleyheath
Offers In The Region Of £650,000 Freehold



Located near Bexleyheath train station and local Primary Schools is this lovely four-bedroom extended Feakes & Richards semi-detached family house with 80' approx rear garden and driveway to the front for two vehicles. The property is very well presented and benefits from having a double-glazed conservatory overlooking the garden, a study, plus a shower room & W.C. on the ground floor. All four bedrooms on the first floor are of a good size, with bedrooms one & two having fitted wardrobes. Shutters can also be found in all four bedrooms. The light & airy kitchen breakfast room features a shaker-style fitted kitchen with a built-in double oven & hob. Such properties are rarely available for long, such is the popularity of this general location, your inspection is highly recommended.





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

hallway 12'7 x 6'4 (3.84m x 1.93m)

lounge & dining room 23'4 x 12'0 at widest (7.11m x 3.66m at widest)

study 8'7 x 5'7 (2.62m x 1.70m)

conservatory 8'9 x 9'3 (2.67m x 2.82m)

kitchen breakfast room 10'1 max x 13'9 (3.07m max x 4.19m)

ground floor shower room & W.C. 6'2 x 5'5 (1.88m x 1.65m)

landing

bedroom one 39'4" x 36'1" (12'0 x 11'5)

bedroom two 11'0 plus bay x 11'5 (3.35m plus bay x 3.48m)

bedroom three 7'9 x 13'5 wide (2.36m x 4.09m wide)

bedroom four 8'9 x 7'5 (2.67m x 2.26m)

bathroom 8'5 x 5'4 (2.57m x 1.63m)

rear garden 80' approx (24.38m approx)

off street parking to front

