



Grace Avenue, Bexleyheath
Offers In The Region Of £550,000 Freehold



CHAIN FREE! Parris Residential is pleased to present this spacious four-bedroom semi-detached family home, featuring a generous rear garden, garage, and off-street parking. Situated on a highly sought-after residential road just around the corner from local shops on Long Lane, and only a few minutes' walk to Bexleyheath train station.

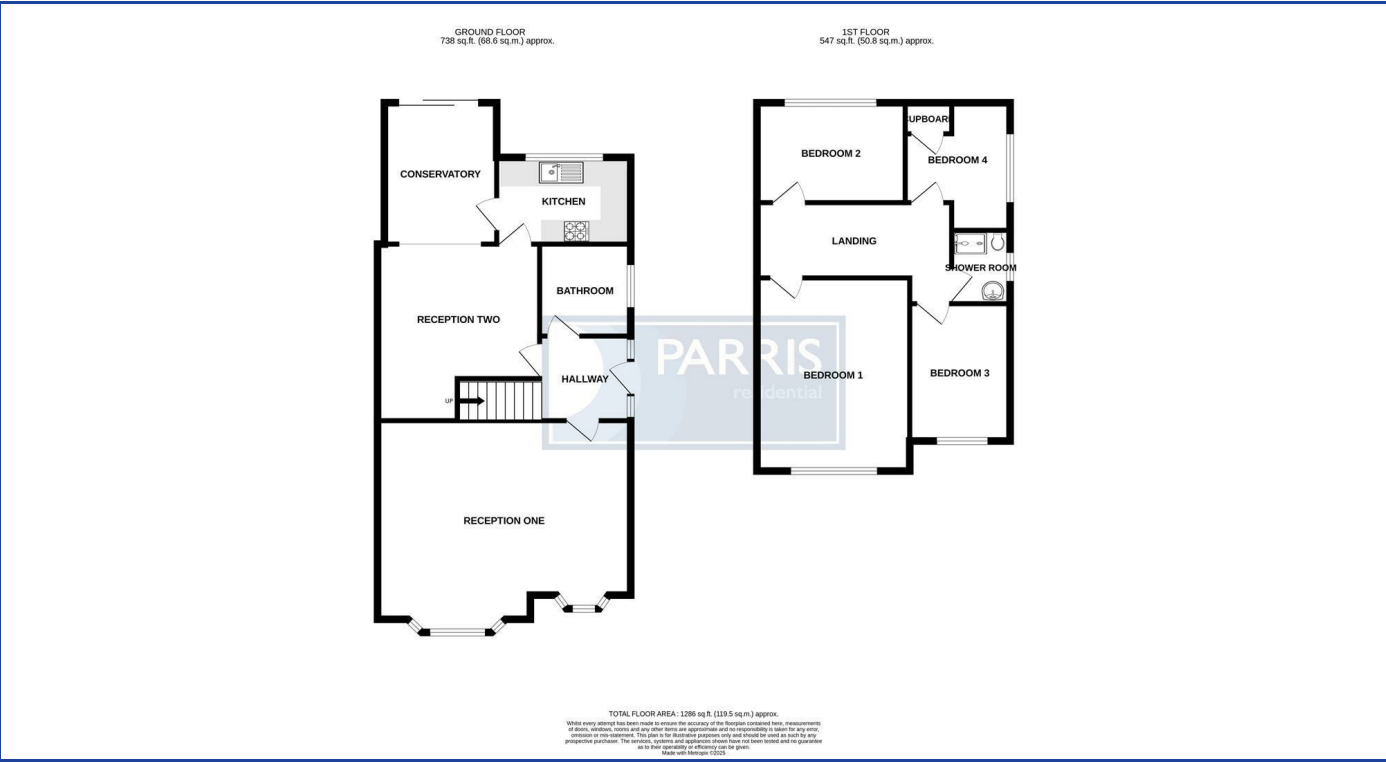
The property requires some modernization throughout and benefits from a gas central heating system with a new boiler installed around 2022, double glazed windows, a ground-floor family bathroom, and a first-floor shower room. The large garden includes a patio area.

Both Upland Primary School and Burstard Woods Primary School are within easy walking distance. An internal inspection is highly recommended to appreciate this family home.

Nearby amenities include Abbey Wood train station with direct Elizabeth Line access to London, and the super loop bus service is just a short bus ride from Long Lane.

Freehold | EPC BAND D | Bexley Borough Council Tax : Band E |





| 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.



Entrance Hall 7'1 x 7'4 (2.16m x 2.24m)

Reception One 15'6 inc x 19'9 (4.72m inc x 6.02m)

Reception Two 13'6 x 12'6 (4.11m x 3.81m)

Conservatory 11'0 x 8'1 (3.35m x 2.46m)

Kitchen 10'5 x 6'9 (3.18m x 2.06m)

Bathroom 7'1 x 6'9 (2.16m x 2.06m)

Landing

Bedroom One 14'3 x 11'7 (4.34m x 3.53m)

Bedroom Two 11'4 x 7'5 (3.45m x 2.26m)

Bedroom Three 9'3 x 7'9 (2.82m x 2.36m)

Bedroom Four 10'7 x 7'9 (3.23m x 2.36m)

Shower room 5'5 x 4'7 (1.65m x 1.40m)

Garden to rear

Off Street Parking

Garage

