



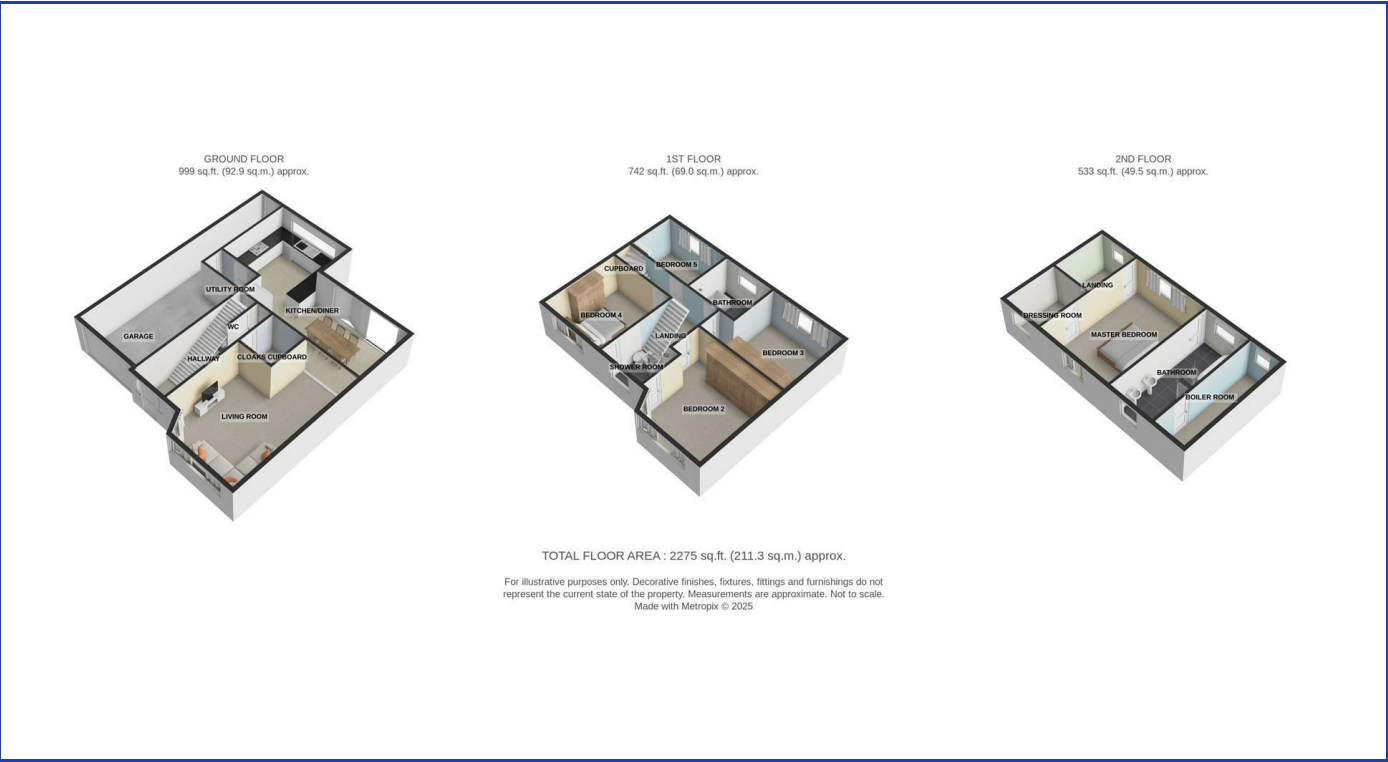
**Somersham Road, Bexleyheath**  
**£879,995 Freehold**



Parris Residential is delighted to offer this very desirable five-bedroom, three-bathroom, three-storey family home with a garage & driveway. The property is located in a desirable cul-de-sac just along the road from Bexleyheath train station. No expense has been spared in making this a high-end executive property. Chic furniture & furnishings are also included in the sale. Features include a fully fitted kitchen with a built-in oven & microwave, integrated dishwasher, wine cooler & "Kuppersbusch" hob & extractor hood. There is also a washing machine & dryer included in the utility area. Further features include an en-suite Jack & Jill bathroom leading from bedroom two & bedroom four. There is a second bathroom on the first floor, plus a huge en-suite bathroom with a bath & shower cubicle on the top floor. The rear garden features a seating area with a table, plus a hot tub for at least four people. This beautiful home is worthy of your internal viewing and is offered chain-free.

EPC Band : C | Council Tax Band E | Freehold





| 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 18'5 x 5'9 (5.61m x 1.75m)

living room 21'5 inc bay x 14'5 (6.53m inc bay x 4.39m)

kitchen & dining room 27'8 x 15'5 max (8.43m x 4.70m max)

ground floor W.C. 5'6 x 2'7 (1.68m x 0.79m)

utility area 7'0 x 3'5 (2.13m x 1.04m)

cloaks cupboard 6'2 x 5'7 (1.88m x 1.70m)

first floor landing

master bedroom - top floor 17'3 x 12'6 (5.26m x 3.81m)

en-suite bathroom - top floor 16'0 x 7'3 (4.88m x 2.21m)

en-suite dressing room - top floor 8'3 x 6'7 (2.51m x 2.01m)

boiler room - off en-suite bathroom - top floor

bedroom two 14'3 inc bay x 12'10 (4.34m inc bay x 3.91m)

en-suite jack & jill shower room & W.C. 8'5 x 5'9 (2.57m x 1.75m)

bedroom three 12'0 x 11'5 (3.66m x 3.48m)

bedroom four 12'5 x 10'9 (3.78m x 3.28m)

bedroom five 10'8 x 7'5 (3.25m x 2.26m)

bathroom 8'6 x 7'5 (2.59m x 2.26m)

rear garden 37' approx x 34' approx (11.28m approx x 10.36m approx)

garage 17'6 x 11'0 (5.33m x 3.35m)

off street parking top front

