



**Orchard Close, Bexleyheath**  
**Price Guide £525,000 Freehold**

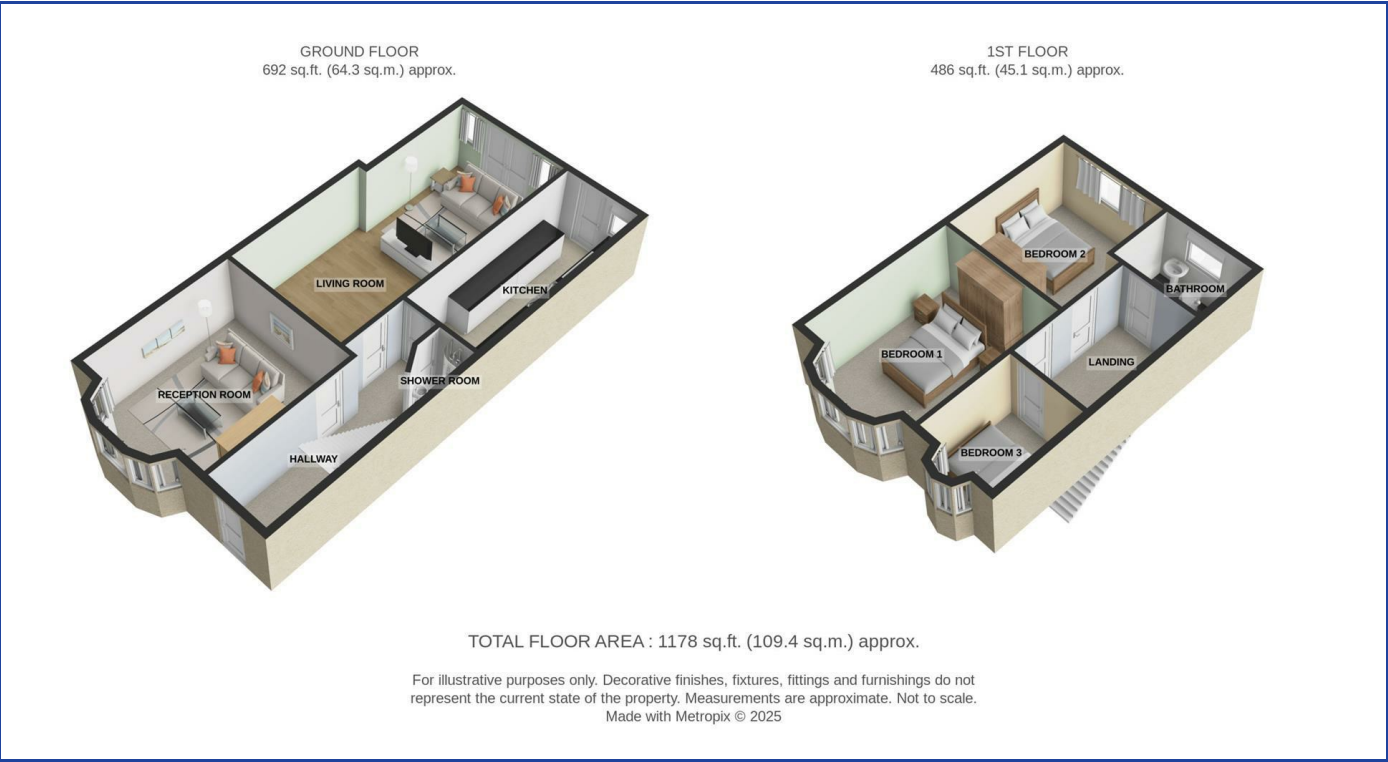




GUIDE PRICE £525,000 - £550,000 & CHAIN FREE Parris Residential is delighted to offer this ground-floor, extended, three-bedroom 1930s semi-detached family house with a 130' approx rear garden. The property is well presented and benefits from having a modern fitted kitchen with granite worktops, a range cooker, washing machine, and under-counter fridge and freezer included. To the rear of the garden is a large studio room, which has multiple purposes. There is also a detached storage garage within the rear garden. Further benefits include a gas central heating system and double-glazed windows, plus there is Karndean flooring with a herringbone pattern in the hallway and living room, which adds a really nice touch. Bexleyheath train station can be found a few minutes walk away, as can the Superloop bus stop going directly to Abbey Woods Elizabeth line. Your inspection is highly recommended.

EPC Band D | Council Tax Band E





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 15'0 x 5'6 (4.57m x 1.68m)

ground floor W.C. 4'4 x 3'7 (1.32m x 1.09m)

living room 24'1 x 11'3 (7.34m x 3.43m)

front reception room 14'4 inc bay x 12'8 (4.37m inc bay x 3.86m)

kitchen 18'0 x 7'0 (5.49m x 2.13m)

landing

bedroom one 14'4 inc bay x 11'4 (4.37m inc bay x 3.45m)

bedroom two 12'11 x 11'5 (3.94m x 3.48m)

bedroom three 8'4 x 6'9 (2.54m x 2.06m)

bathroom 8'4 x 5'6 (2.54m x 1.68m)

rear garden 130' approx (39.62m approx)

detached storage garage 13'7 x 10'5 (4.14m x 3.18m)

studio room to rear of garden 15'5 x 12'6 (4.70m x 3.81m)

off street parking to front shared driveway to side (shared driveway to side )

