



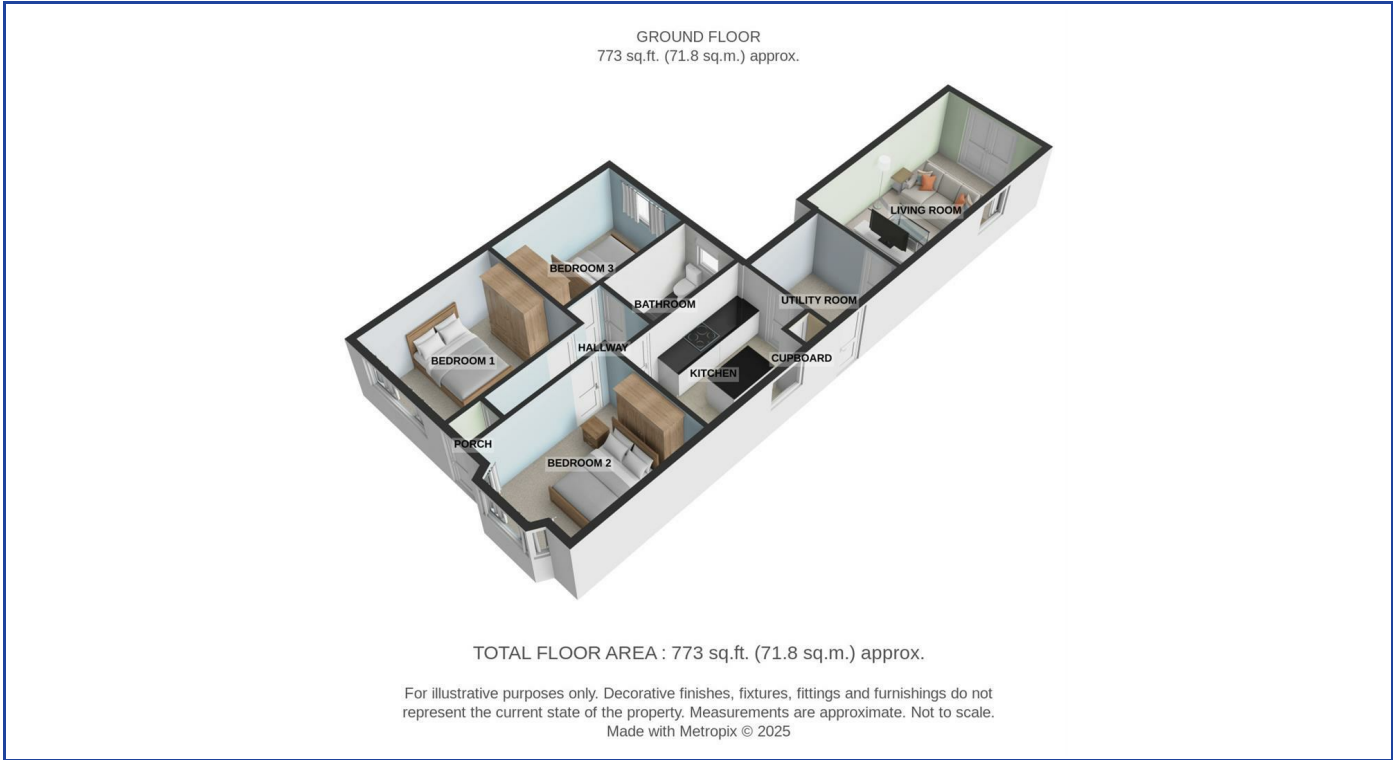
**The Quadrant, Bexleyheath**  
**Price Guide £525,000 Freehold**



GUIDE PRICE £525,000 - £550,000 - CHAIN FREE. Parris Residential is delighted to offer this lovely three-bedroom extended semi-detached bungalow located on a desirable road of similar properties on the north side of Bexleyheath. The property is beautifully presented throughout and decorated in neutral colours. Benefits include double-glazed windows, a gas central heating system, a modern fitted kitchen with a built-in oven & hob, plus appliances are also included. Shutters can be found at the front of the property. To the rear is a 70' approx garden, and the front is block paved with parking for up to 3-4 vehicles. Your inspection is highly recommended.

EPC to be confirmed | Council Tax Band D





| 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.



porch  
hallway  
living room 17'6 x 9'8 (5.33m x 2.95m)  
kitchen 11'9 x 8'9 (3.58m x 2.67m)  
utility area 8'1 x 7'6 (2.46m x 2.29m)  
bedroom one 12'0 x 10'1 (3.66m x 3.07m)  
bedroom two 12'0 x 10'3 (3.66m x 3.12m)  
bedroom three 12'0 x 8'8 (3.66m x 2.64m)  
bathroom 8'6 x 5'4 (2.59m x 1.63m)  
rear garden 70' approx (21.34m approx)  
driveway to front

