

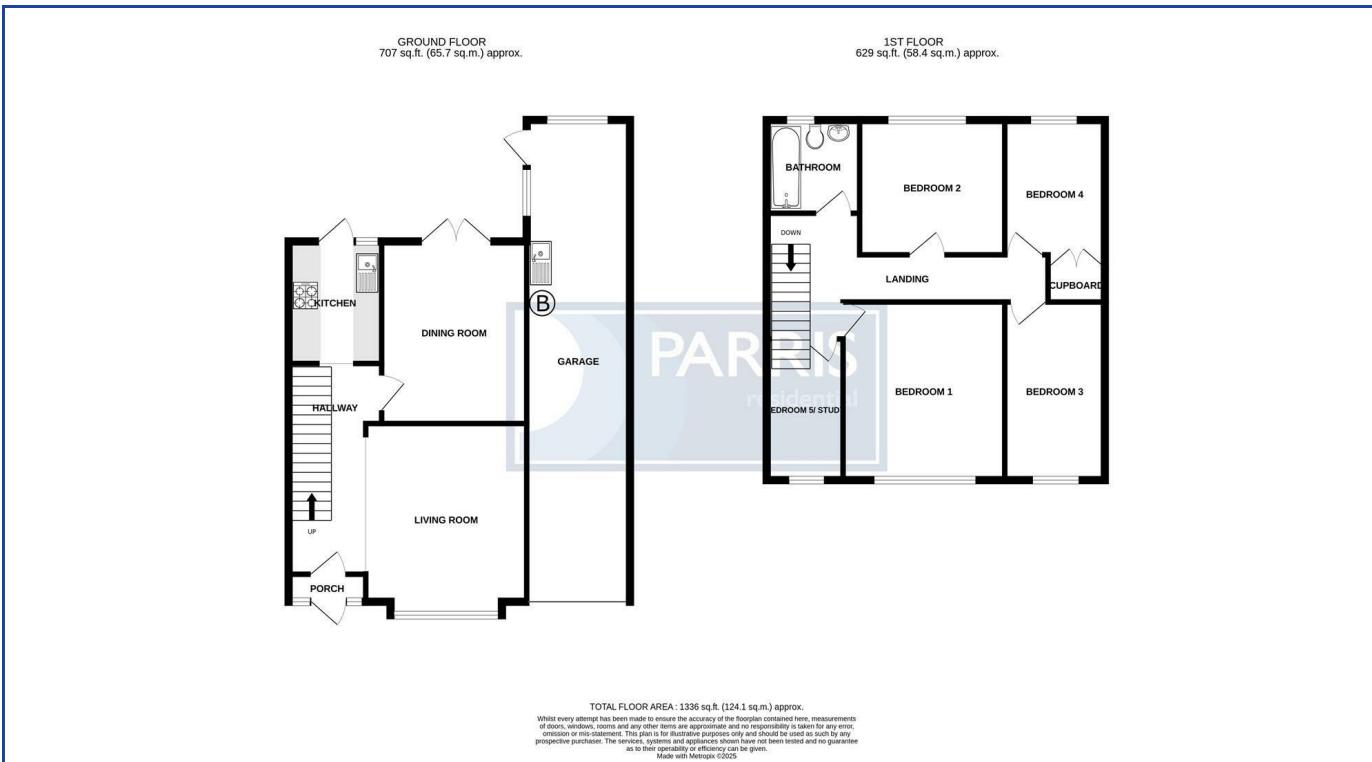


Palmeira Road, Bexleyheath
Offers In The Region Of £625,000 Freehold

CHAIN FREE SALE Parris Residential is delighted to offer this recently refurbished five-bedroom extended semi-detached family house with 74' approx rear garden, 35' approx garage, and off-street parking for one vehicle. The property benefits from having a gas central heating system, double-glazed windows, and a lovely Shaker-style fitted kitchen with a built-in oven & hob. The entire house has been updated since 2022, featuring a new boiler and radiators, a new consumer unit, and the rewiring of all plug sockets. The property also features new plasterboarded ceilings, skimmed walls, and plastered ceilings, as well as new skirting boards throughout. Additionally, there is new flooring, and the kitchen has also been replaced. We do feel there is further potential to increase the living space by changing the garage use into liveable accommodation, and there is room to the rear for an additional extension, subject to the usual planning consents. The property is conveniently located near Bexleyheath train station and all the local shops and supermarkets on Pickford Lane. Crook Log Leisure Centre and the open space of Danson Park are also nearby. There are several Primary Schools close by, including Barrington, Brampton, Uplands, and Crook Log Primary Schools. You will also find Bexley Grammar School and Townley Grammar School for girls within easy reach. Your inspection is highly recommended.

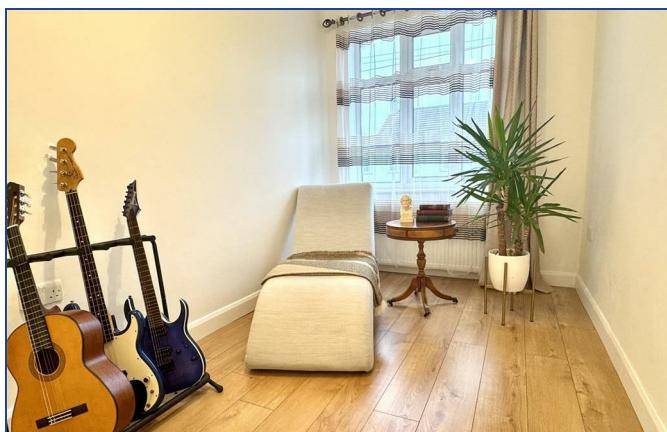
Freehold | EPC Band D | Council Tax Band E





| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |



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 open to Living Room 15'1 x 5'7 (4.60m x 1.70m)

Living Room 13'9 inc bay x 11'7 (4.19m inc bay x 3.53m)

Dining Room 13'1 x 10'6 (3.99m x 3.20m)

Kitchen 9'3 x 6'8 (2.82m x 2.03m)

Landing

Bedroom One 12'4 x 11'7 (3.76m x 3.53m)

Bedroom Two 10'6 x 9'8 (3.20m x 2.95m)

Bedroom Three 12'5 x 7'2 (3.78m x 2.18m)

Bedroom Four 11'4 plus wardrobe x 7'2 (3.45m plus wardrobe x 2.18m)

Dedroom Five/ Study 9'10 x 5'7 (3.00m x 1.70m)

Bathroom 6'9 x 6'8 (2.06m x 2.03m)

Rear Garden 74' approx (22.56m approx)

Garage to Side 34'8 x 7'4 (10.57m x 2.24m)

Driveway to Front

