



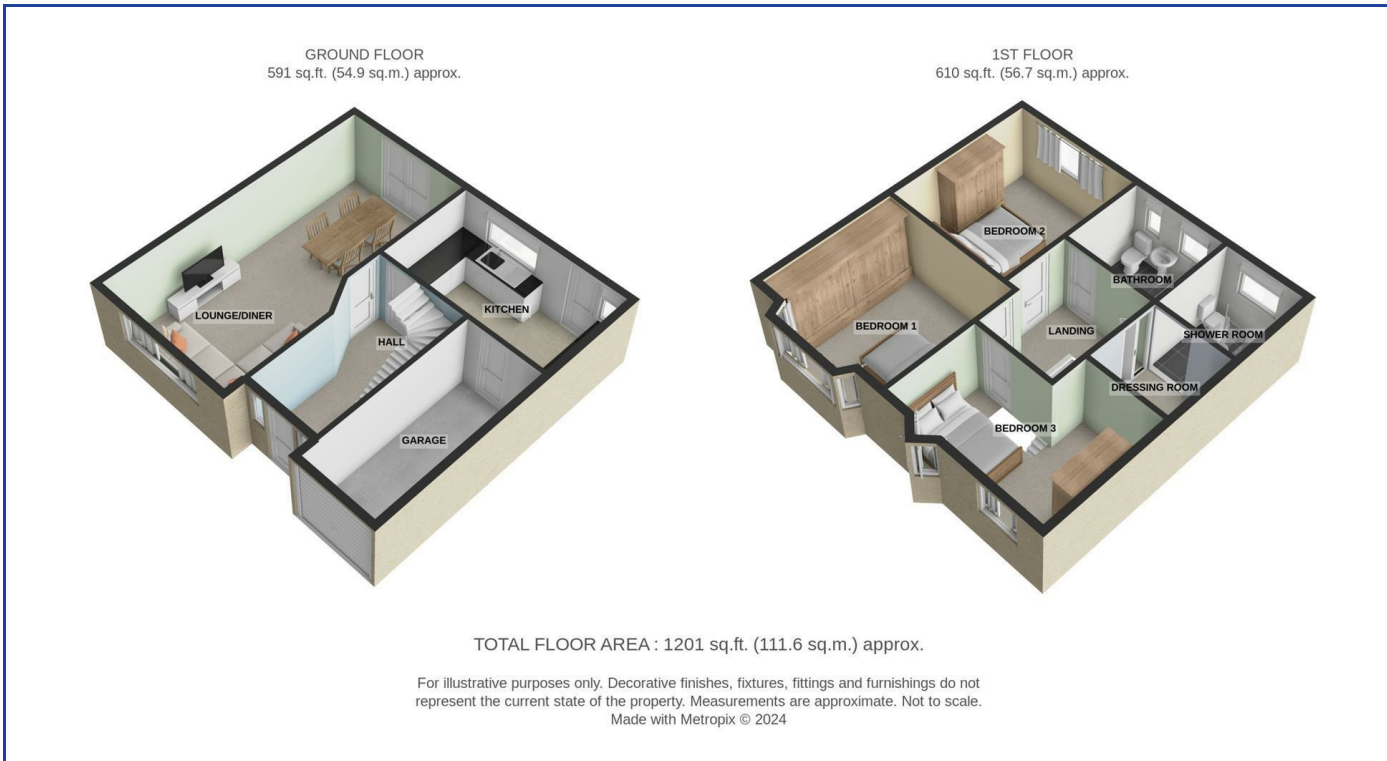
**Barrington Road, Bexleyheath**  
**£550,000 Freehold**



Parris Residential are pleased to offer this three double bedroom extended semi detached family house with garage and driveway located in a popular residential road nearby to local schools, Bexleyheath train station and the shops, supermarkets, bars and restaurants on Pickford Lane. Accommodation is of a great size throughout and you will find a bathroom and a shower room (with dressing area) on the first floor. Features include a large kitchen breakfast room, double glazed windows and a gas central heating system. Barrington Primary School is just along the road & Brampton Primary School is a short walk away. We do feel there is ample room to extend further subject to the usual planning consents as well as put your own mark on the property. The house is offered with NO FORWARD CHAIN.

Council Tax Band E - Awaiting EPC





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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 12'8 x 6'4 (3.86m x 1.93m)

lounge & dining room 23'4 x 12'0 max (7.11m x 3.66m max)

kitchen 14'5 x 8'7 (4.39m x 2.62m)

landing

bedroom one 11'0 plus bay x 12'0 (3.35m plus bay x 3.66m)

bedroom two 12'0 x 11'1 (3.66m x 3.38m)

bedroom three 14'0 x 10'0 max (4.27m x 3.05m max)

bathroom 7'5 x 5'9 (2.26m x 1.75m)

shower room & W.C. 6'1 x 5'6 (1.85m x 1.68m)

dressing area 7'0 x 6'11 (2.13m x 2.11m)

rear garden` 78' approx (23.77m approx)

garage 15'0 x 6'7 (4.57m x 2.01m)

off street parking to front

