

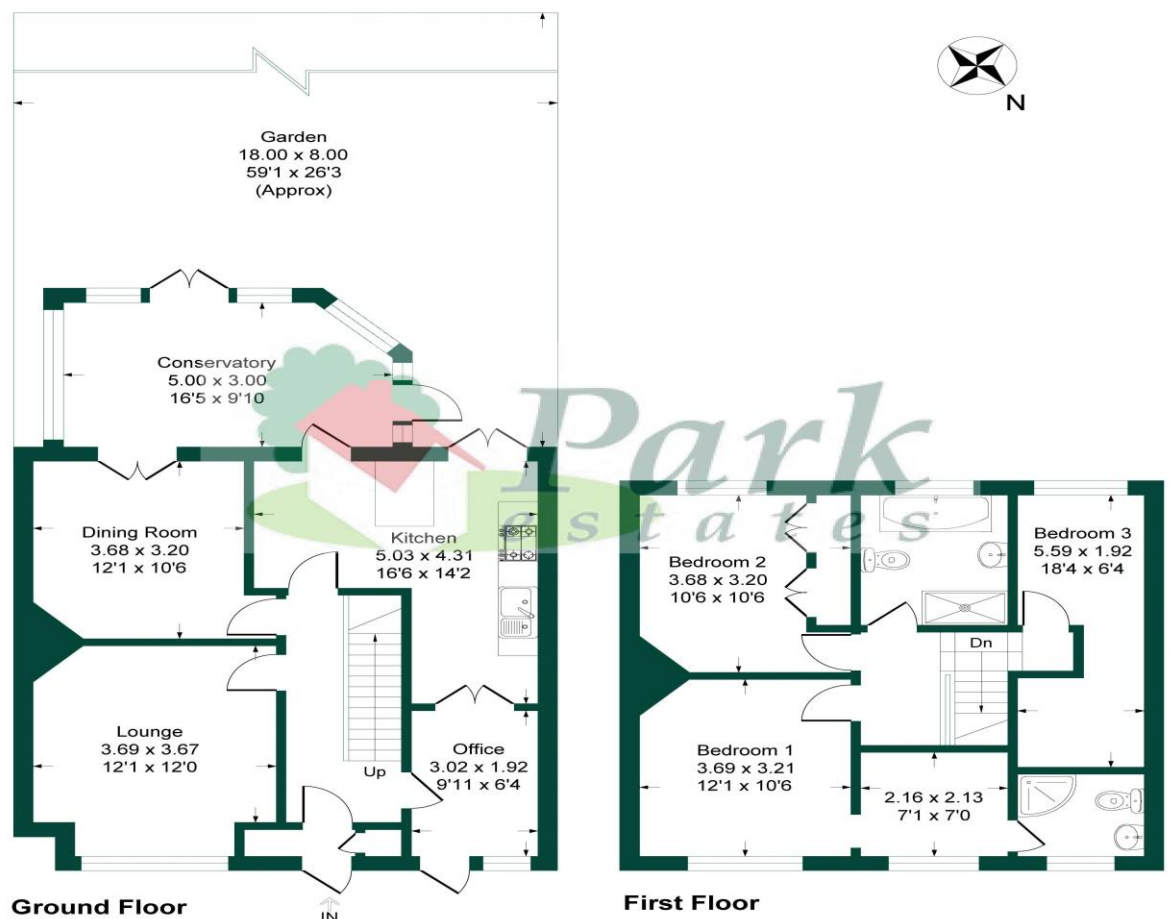


Iris Avenue, DA5

Approximate Gross Internal Area = 135.6 sq m / 1460 sq ft



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	64 B



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced By Planpix

This extended 3 double bedroom family home is situated in a very popular location, within walking distance of Upton Primary School and Townley Road Grammar School for girls and is also very conveniently situated for good transport links and all other amenities including Bexleyheath Golf Course. This beautifully presented property comprises of 2 reception rooms, study, conservatory, fully fitted kitchen, master bedroom with a separate dressing area leading to an ensuite, 2 further bedrooms and a family bathroom. In addition there is a lovely south facing 59'1 approx landscaped rear garden, easy off road parking to the front, double glazed windows with shutters and gas central heating. We would highly recommend your early viewing of this lovely family home.

Local Authority: Bexley

Council Tax Band: E

