



**Clare Way, Bexleyheath**  
**£435,000 Freehold**





Parris Residential is offering this smart three-bedroom semi-detached family house with a garage and driveway located in a popular cul-de-sac on the North Side of Bexleyheath. The property is well presented, having recently been decorated and benefits from having double-glazed windows and a gas central heating system ( we understand the combi boiler is just over a year old ). There is a modern fitted kitchen with some integrated appliances. The property is very conveniently located for access to local shops, Bexleyheath train station and is just a short bus ride away from Abbeywood and the Elizabeth Line. Your inspection is highly recommended.

EPC Band C | Council Tax Band D | Freehold







For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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

lounge & dining room 25'1 x 12'1 max (7.65m x 3.68m max)

kitchen 11'4 x 6'9 (3.45m x 2.06m)

landing

bedroom one 11'10 x 8'8 (3.61m x 2.64m)

bedroom two 10'0 x 8'4 (3.05m x 2.54m)

bedroom three 8'9 x 5'11 (2.67m x 1.80m)

bathroom 6'2 x 5'11 (1.88m x 1.80m)

rear garden

detached garage via shared driveway

off street parking to front

