



Church Road, Bexleyheath
£475,000 Freehold

STATION LOCATION Parris Residential is delighted to offer this lovely three-bedroom 1930s terrace house with a double detached garage to the rear. The property is very well presented and benefits from having double-glazed windows and a gas central heating system. There is also a gloss white fitted kitchen with built in oven & hob. Bexleyheath train station, the Superloop bus stop, as well as the local shops, supermarkets, cafes, and bars on Pickford Lane are all located just around the corner. Upland Primary School can be found just along the road. Your inspection is highly recommended.

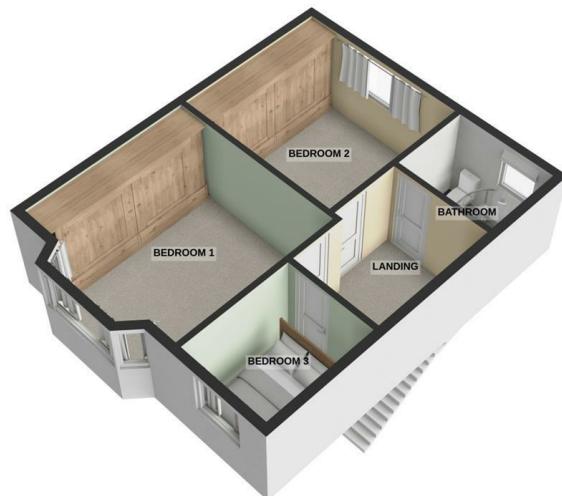
EPC band C | Freehold | Council Tax band D



GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



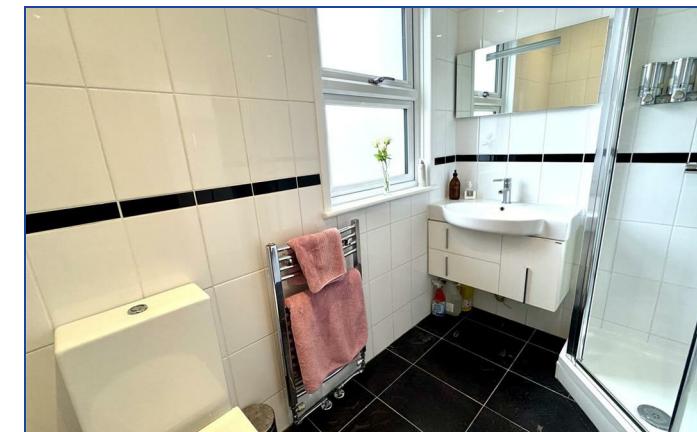
TOTAL FLOOR AREA : 911 sq.ft. (84.7 sq.m.) approx.

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		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			
England & Wales		EU Directive 2002/91/EC	

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			
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.

hallway 14'4 x 5'7 (4.37m x 1.70m)

lounge 13'3 inc bay x 13'9 (4.04m inc bay x 4.19m)

dining room 11'0 x 11'7 (3.35m x 3.53m)

kitchen 7'6 x 8'1 (2.29m x 2.46m)

landing

bedroom one 13'6 inc bay x 13'9 (4.11m inc bay x 4.19m)

bedroom two 11'0 x 12'3 (3.35m x 3.73m)

bedroom three 8'4 x 6'7 (2.54m x 2.01m)

bathroom 5'8 x 7'6 (1.73m x 2.29m)

rear garden 67' approx (20.42m approx)

detached double garage to rear 17'7 x 17'0 (5.36m x 5.18m)

