



Holmsdale Grove, Bexleyheath
£465,500 Freehold



CHAIN FREE SALE Parris Residential are delighted to offer this amazing 3 bedroom semi-detached family house with 119' approx total rear garden (sectioned off into two areas) and a driveway to the front. The property has been extended to the rear and side, offering spacious accommodation throughout. Benefits include a first-floor en-suite W.C. off the master bedroom. The spacious living room leads to a dining area and an open-plan kitchen featuring a range cooker and an integrated washing machine. There is also a playroom/ground-floor bedroom and a study room. To the rear of the garden is a double garage with rear access. Barnehurst & Slade Green stations are nearby. Your inspection is highly recommended for this lovely family home.

Council Tax Band D | EPC Band E | Freehold



GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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		84
(69-80) C		
(55-68) D		
(39-54) E		49
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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		



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

living room 22'2 inc bay x 10'0 widening to 12'9 (6.76m inc bay x 3.05m widening to 3.89m)

dining area 9'3 x 9'0 (2.82m x 2.74m)

study room 6'0 x 5'7 (1.83m x 1.70m)

playroom/ bedroom 13'1 x 6'0 (3.99m x 1.83m)

kitchen breakfast room 16'0 x 8'1 (4.88m x 2.46m)

landing



bedroom one 13'4 inc bay x 9'3 (4.06m inc bay x 2.82m)

en-suite W.C. 4'5 x 3'4 (1.35m x 1.02m)

bedroom two 13'0 x 8'5 (3.96m x 2.57m)

ground floor bathroom 9'0 x 5'6 (2.74m x 1.68m)

garden area one 51' approx (15.54m approx)

garden area two 68' approx (20.73m approx)

detached garage to rear 24'0 x 16'1 (7.32m x 4.90m)

driveway to front

