

6 Pickford Lane, Bexleyheath, Kent, DA7 4QW

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## Canberra Road, Bexleyheath £2,250 Per Calendar Month

AVAILABLE EARLY APRIL (SUBJECT TO SATISFACTORY REFERENCES) Parris Residential are delighted to offer this spacious three bedroom semi detached house with off street parking for 2-3 vehicles located in Bexleyheath. The property is well presented throughout, comprises of an open plan kitchen/diner with white goods, separate reception room, a study and a utility area. Upstairs you will find two good size bedrooms, one with an en-suite shower and a single third bedroom, as well as the family bathroom. Additional benefits include a working security camera/alarm system, a gas central heating system, double glazed windows and a large rear garden approx 70'. Abbeywood Train Station for the Elizabeth Line and Bexleyheath Train Station can be found nearby too. Bedonwell Primary School is a short walk away as well as other good primary schools locally. Your viewing is highly recommended.

EPC - D | Council Tax: Bexley - Band E | Security Deposit £2596.00 | Holding Deposit £519.00  
Bills NOT included



**Entrance Hall 13'7 x 5'94 (4.14m x 1.52m)**

**Lounge 13'02 x 12'33 (4.01m x 3.66m)**

**Open Plan Kitchen/Diner 24'39 x 18'47 (7.32m x 5.49m)**

**Study 9'07 x 6'67 (2.92m x 1.83m)**

**Utility Room 5'22 x 7'07 (1.52m x 2.31m)**

**Landing 6'20 x 9'66 (1.83m x 2.74m)**

**Bedroom One 13'21 x 10'15 plus wardrobes  
(3.96m x 3.05m plus wardrobes)**

**Bedroom Two 13'05 x 8'73 plus wardrobes  
(4.09m x 2.44m plus wardrobes)**

**Ensuite 7'36 x 2'27 (2.13m x 0.61m)**

**Bedroom Three 6'20 x 7'54 (1.83m x 2.13m)**

**Bathroom 5'57 x 6'20 (1.52m x 1.83m)**

**Rear Garden approx 70' (approx 21.34m)**

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.

