



Bowness Road, Bexleyheath
£2,300 Per Month



Available to let is this beautifully presented three-bedroom semi-detached home, situated in a sought-after residential road in Bexleyheath.

The property offers generous living accommodation, featuring a spacious reception room that flows into a rear extension, creating an additional reception or family area. The sofas currently in the property will remain for the tenants' use.

The modern fitted kitchen provides an excellent range of wall and base units and comes complete with integrated appliances, including an induction hob, oven, microwave, dishwasher, and fridge freezer. A convenient ground floor shower room adds to the practicality of the home.

Upstairs, there are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, alongside a good-sized single bedroom and a modern family bathroom.

Outside, the generous rear garden offers plenty of space for relaxing or entertaining, together with a versatile outbuilding that could be used for storage or a children's games room.

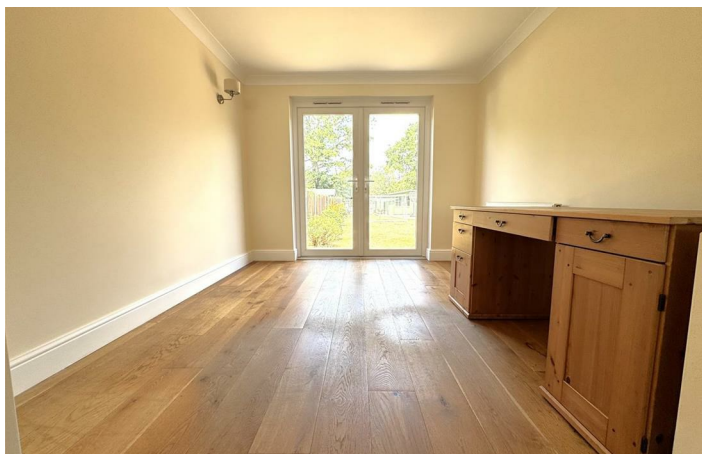
Further benefits include double glazing, gas central heating, and off-street parking for at least three vehicles.

Ideally located within walking distance of the shops and amenities on Long Lane, the property is also conveniently positioned for both Barnhurst and Bexleyheath railway stations, offering excellent transport links into London. Families will appreciate the proximity to well-regarded local schools, including Burstard Wood Primary School, St Thomas More Catholic Primary School, and Barnhurst Junior School.

Available immediately, subject to successful referencing.

Contact us today to arrange a viewing.

EPC: to follow | Council Tax: Bexley - Band E | Security Deposit: £2653.00 | Holding Deposit: £530.00





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.

Porch

Entrance Hallway 14'5 x 5'8 (4.39m x 1.73m)

Reception Room (front half) 24'3 x 10'8 (7.39m x 3.25m)

Reception Room (extension) 9'9 x 9'4 (2.97m x 2.84m)

Ground Floor Shower Room 6'5 x 5'7 (1.96m x 1.70m)

Kitchen/Diner 18'1 (max) x 14'3 (max) (5.51m (max) x 4.34m (max))

Landing

Bedroom One 13'8 x 9'0 plus built-in wardrobes (4.17m x 2.74m plus built-in wardrobes)

Bedroom Two 11'9 x 9'9 plus built-in wardrobes (3.58m x 2.97m plus built-in wardrobes)

Bedroom Three 6'9 x 8'2 (2.06m x 2.49m)

Bathroom 5'9 x 6'2 (1.75m x 1.88m)

Rear Garden

Outbuilding

