



**Dorchester Avenue, Bexley**  
**Asking Price £681,884 Freehold**



Parris Residential is delighted to offer this lovely four double-bedroom semi-detached family house with a bathroom & a ground floor shower room & W.C., a large games room & bar (originally a double garage), plus off-street parking for three vehicles to the front with an electric car charging point. The property is very well presented and benefits from having double-glazed windows, a gas central heating system, a modern fitted kitchen with integrated dishwasher and built-in double oven. The pretty rear garden features a large decked area plus an artificial lawn. To the side of the games room is a large storeroom which can also be accessed via the secure rear alleyway. Hurst Primary can be found just around the corner, as can the local shops on Montpelier Avenue. Hurstmere School for boys, Chis & Sid Grammar School, Beths Grammar School & Townley Grammar School for girls are all close by. Your inspection is highly recommended. N.B. We understand the sellers have had plans professionally drawn for a single-storey ground-floor extension to the rear

EPC band D | Council Tax Band E | Freehold





| 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>                            |         |                         | (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 |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC | <b>England &amp; Wales</b>                                      |         | 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 hall 18'8 x 5'5 (5.69m x 1.65m)

lounge & dining room 27'8 inc bay x 10'4 (8.43m inc bay x 3.15m)

conservatory 8'4 x 7'3 (2.54m x 2.21m)

kitchen 32'5 x 6'3 (9.88m x 1.91m)

ground floor shower room & W.C. 6'0 x 5'4 (1.83m x 1.63m)

landing

bedroom one 14'1 inc bay x 10'1 (4.29m inc bay x 3.07m)

bedroom two 12'3 x 10'10 (3.73m x 3.30m)

bedroom three 13'2 x 7'5 (4.01m x 2.26m)

bedroom four 17'6 x 6'3 (5.33m x 1.91m)

bathroom 7'3 x 5'9 (2.21m x 1.75m)

rear garden 40' approx (12.19m approx)

deatched games room & bar ( converted double garag 21'1 x 17'5 (6.43m x 5.31m)

brick storage shed 18'0 x 6'0 (5.49m x 1.83m)

driveway to front for three vehicles

