



**Springfield Road, Bexleyheath**  
**Price Guide £500,000 Freehold**



PRICE GUIDE £500,000 - £525,000. CHAIN FREE.

Parris Residential are delighted to offer this well presented three bedroom semi-detached house with double length garage and off-street parking for one vehicle. The property benefits from having two separate reception rooms and three good size bedrooms. The modern fitted kitchen has a built-in oven & hob and fridge freezer, washing machine & dishwasher. Additional benefits include double glazed windows and a gas central heating system. Has also potential to extend (subject to planning permissions).

Located close by to Bexleyheath Broadway Shopping Centre for local amenities and public transport as well as Barnehurst Train Station. Gravel Hill and Pelham Primary Schools are nearby, plus the open space of Martens Grove Park.

The property is one not to be missed!

EPC: D | Council Tax: Bexley Borough 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) A                                 |         |                         | (92 plus) A                                                     |         |                         |
| (81-91) B                                   |         | 85                      | (81-91) B                                                       |         |                         |
| (69-80) C                                   |         |                         | (69-80) C                                                       |         |                         |
| (55-68) D                                   |         |                         | (55-68) D                                                       |         |                         |
| (39-54) E                                   | 55      |                         | (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 <sub>2</sub> emissions |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC | 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.



entrance hall 11'6 x 6'2 (3.51m x 1.88m)

lounge 13'0 inc bay x 12'9 (3.96m inc bay x 3.89m)

dining room 11'9 x 10'9 (3.58m x 3.28m)

kitchen 11'9 x 8'0 (3.58m x 2.44m)

landing

bedroom one 12'9 x 11'5 (3.89m x 3.48m)

bedroom two 12'1 x 10'9 (3.68m x 3.28m)

bedroom three 9'0 x 8'2 (2.74m x 2.49m)

bathroom 8'3 x 6'1 (2.51m x 1.85m)

rear garden

double length garage

driveway to front

