



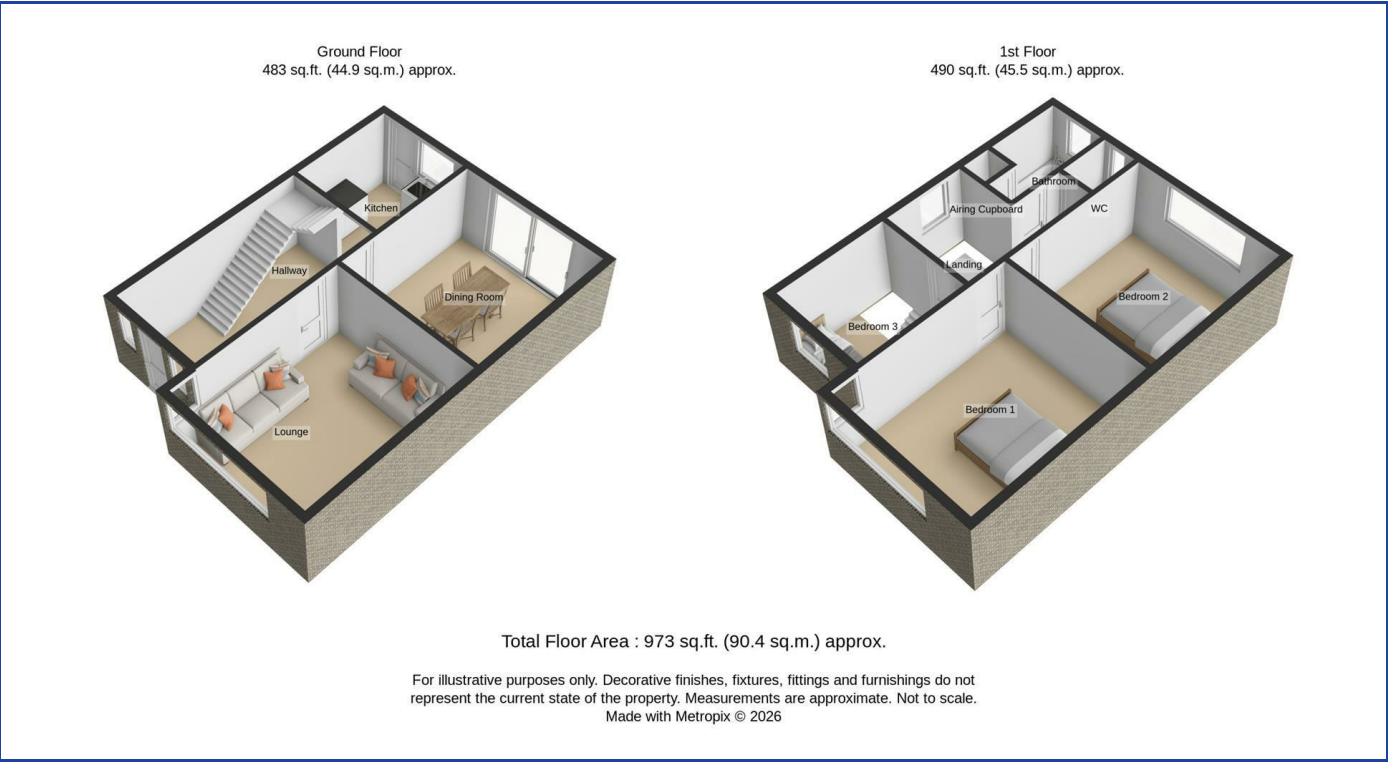
Fairlawn Avenue, Bexleyheath
£489,950 Freehold



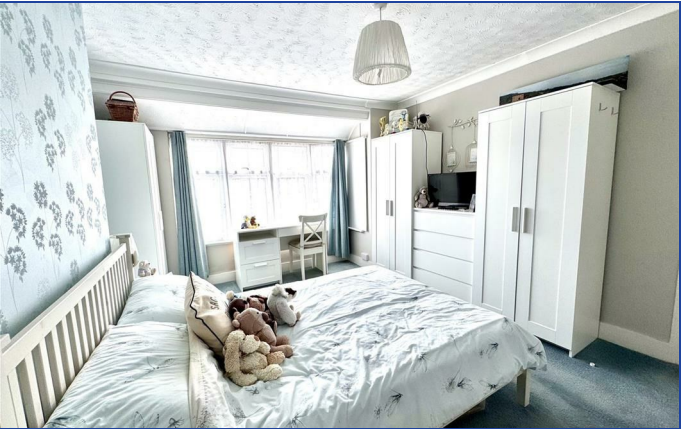
EXTENSION POTENTIAL & TRAIN STATION NEARBY: Parris Residential is delighted to offer this larger-style B-type Feakes & Richards semi-detached family house. The property has higher-than-average ceilings and very good-sized reception rooms and bedrooms. There is double glazing to the property and lots of potential to upgrade and improve to make it your own. There is gas coming into the property but no gas central heating system, so you will need to budget to install a full central heating system. With the potential to extend both to the side and rear STPP, we feel this house will be very popular. Bexleyheath train station is just a few minutes' walk away, as is Barrington & Brampton Primary Schools. If you need to get to the Abbey Wood Crossrail station, there is a Superloop bus service running from Pickford Lane just a short distance away from the house. Your inspection is highly recommended.

Council Tax Band E | EPC rating E | Freehold





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	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 15'1 x 7'9 (4.60m x 2.36m)

lounge 14'0 x 11'9 (4.27m x 3.58m)

dining room 12'0 x 11'9 (3.66m x 3.58m)

kitchen 8'8 x 7'9 (2.64m x 2.36m)

landing

bedroom one 14'3 x 11'9 (4.34m x 3.58m)

bedroom two 12'0 x 11'9 (3.66m x 3.58m)

bedroom three 8'8 x 7'9 (2.64m x 2.36m)

bathroom 8'9 x 4'9 (2.67m x 1.45m)

separate W.C. 5'8 x 2'6 (1.73m x 0.76m)

rear garden 70' approx (21.34m approx)

driveway to front

