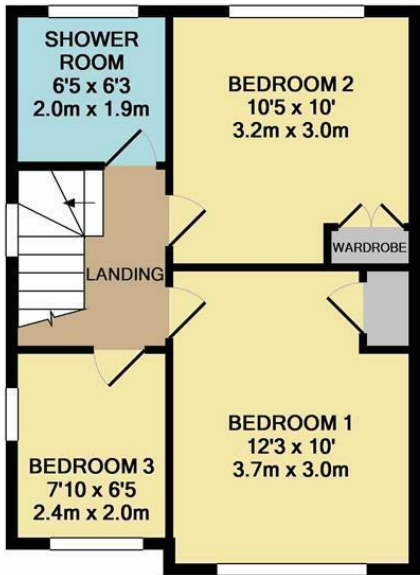


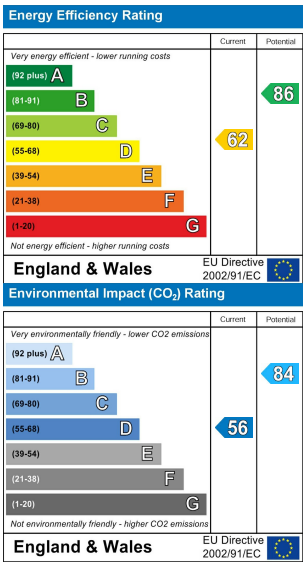
GROUND FLOOR  
APPROX. FLOOR  
AREA 450 SQ.FT.  
(41.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 364 SQ.FT.  
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 815 SQ.FT. (75.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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GLENVIEW  
UPPER ABBEY WOOD  
Offers Over £375,000



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Estate Agents

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin  
Estate Agents





This CHAIN FREE three bedroom end of terrace home is located in Upper Abbey Wood, bordering Bexleyheath and Upper Belvedere. The area is considered a desirable family area and is ideal for commuters wanting to take advantage of the highly anticipated CrossRail which is approximately 1 mile away and due to open next year.

The property is situated on a quiet residential road within walking distance to expanses of woodland and open space, shops, Bedonwell Primary School and bus routes offering access to further primary and secondary schools.

The property benefits from double glazing and gas central heating but is in need of some updating so is ideal for anyone looking to add their own stamp on to a property. The ground floor accommodation comprises a porch which leads to the welcoming entrance hall, a light and airy lounge, kitchen and dining room which then gives access to a modern conservatory overlooking the rear garden. The first floor consists of a landing, two double bedrooms a single bedroom and a modern shower room.

Externally the property boasts a good size rear garden which is mainly laid to lawn and features patio, flowerbeds, shrubs, there is also the added benefit of secured rear vehicle access. To the front of the property there is a blocked paved driveway providing off road parking for two cars.

Don't delay and call Anthony Martin today to book your viewing!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## GLENVIEW

UPPER ABBEY WOOD

- Chain free
- In need of some updating
- Potential for extension (STPP)
- End of terrace home
- Three bedrooms
- Modern shower room
- Modern conservatory
- Call Anthony Martin to view
- Floor Area:
- EPC Rating: TBC

