

TOTAL APPROX. FLOOR AREA 644 SQ.FT. (59.8 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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**7 Bourne Road
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**Asking Price
£270,000**

Gattons Way Sidcup

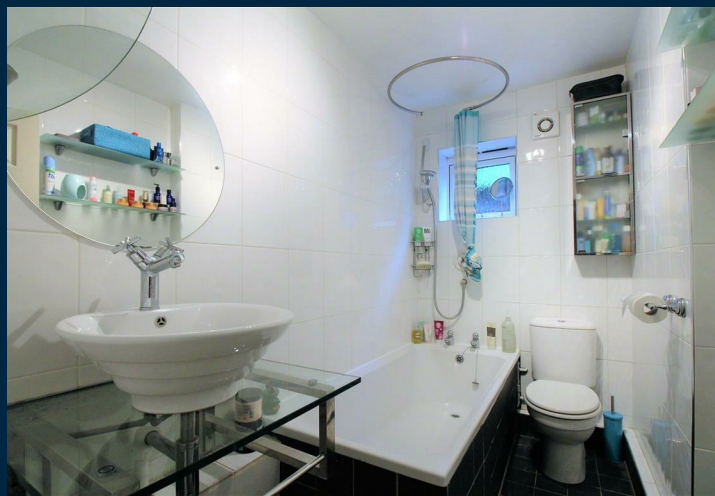
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This Two Bedroom GROUND FLOOR Maisonette comes with its own PRIVATE REAR GARDEN which has been landscaped and offers privacy / seclusion. The property is located in a pleasant Cul-De-Sac in a semi-rural setting, just a short drive, cycle or bus journey to Bexley Village. There's plenty of outdoor space for the new owner to enjoy and take full advantage of, being situated just meters from the highly regarded Foots Cray Meadows, also known as 'Five Arches'. Bus stops are just a few minutes walk and make easy access Train Stations in both Bexley and Sidcup, as well as primary, secondary and Grammar Schools.

The accommodation itself comprises an Entrance Hall with essential built in storage, a spacious Kitchen with wall and base units, space for a fridge, washing machine, oven. The spacious Lounge accommodates plenty of living room furniture, and a multi-fuel fireplace to set the ambience set the cosy ambience. Both Bedrooms are Double in size and back onto the Rear Garden. Accommodation is flexible as the owner currently has Bedroom Two used as a Dining Room. The Bathroom comprises a WC, bath with shower, wash basin, heated towel rail, and shelving for storage. The property also features Double Glazing and a Gas Central Heating system.

Externally, there is a stunning, low maintenance Rear Garden which has been cleverly segregated to make the most of the outdoors; there are flower beds, a pond, decking and patio with a couple of seating areas to enjoy the summer sun, an enclosed seating area... a must see to appreciate the design! There is also a brick built shed to hide away the gardening tools and provides extra storage for the owner.

Viewings are Highly Recommended! Call Anthony Martin Estate Agents Today to arrange your viewing!



- Ground Floor Maisonette
- Two Double Bedrooms
- Spacious Lounge
- Spacious Kitchen
- Bathroom
- Private Rear Garden
- Double Glazing and Gas Central Heating
- Close to Foots Cray Meadows
- Train Stations accessible by bus, cycle or car
- EPC: C 70

