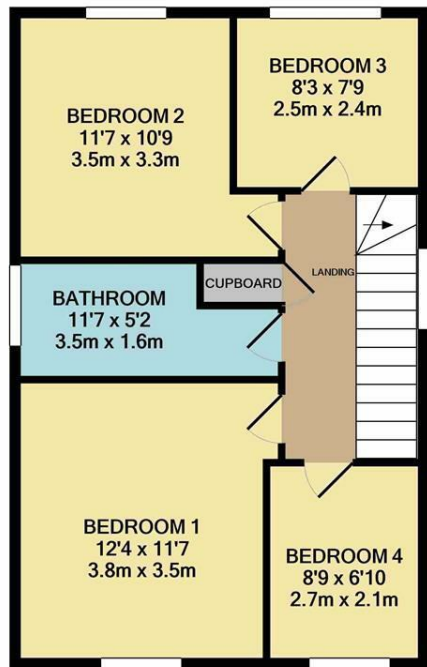


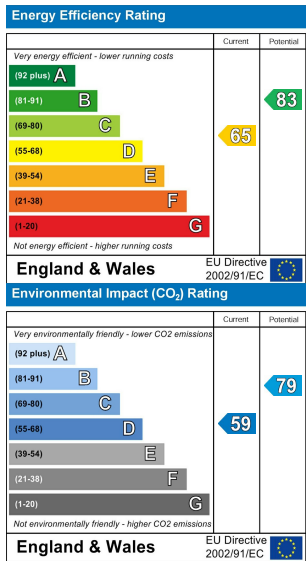
GROUND FLOOR  
APPROX. FLOOR  
AREA 509 SQ.FT.  
(47.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 502 SQ.FT.  
(46.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1011 SQ.FT. (94.0 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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EPSTEIN ROAD  
LONDON

Offers Over £400,000



**Anthony Martin**  
Estate Agents

020 8303 3338  
bexleyheath@anthonymartin.co.uk  
www.anthonymartin.co.uk

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

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



**\*\* CHAIN FREE \*\***

Anthony Martin Estate Agents are delighted to offer this 4 bedroom LINK DETACHED FAMILY HOME which is in an ideal location, with Birchmere Park directly behind the garden.

The property is ideal for first time buyers or someone looking to invest due to Crossrail and fantastic bus links, this is really a property not to be missed!

The accommodation on offer comprises of entrance hall, from here you can access all of the ground floor living space which consists, 17ft lounge, dining room, kitchen and WC whilst to the first floor there are FOUR BEDROOMS and family bathroom.

Externally there is plenty of off road parking to the front and rear garden.

Call Anthony Martin now to arrange your viewing!

**4 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS**

## EPSTEIN ROAD

LONDON

- Detached Home
- 4 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Off Street Parking
- Ground floor WC
- Stunning Lake Behind
- Call Anthony Martin to view
- Floor Area: 1101 sq ft
- EPC Rating: D

