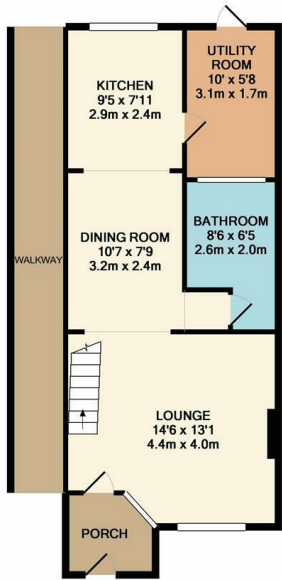
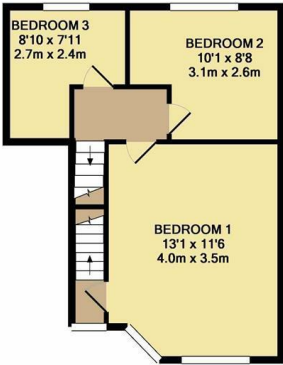


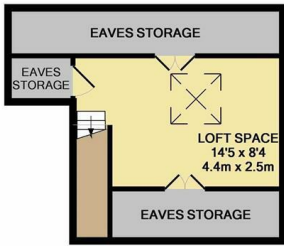
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	58
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 346 SQ.FT.
(32.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 237 SQ.FT.
(22.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1168 SQ.FT. (108.5 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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RADNOR AVENUE
WELLING
Guide Price £325,000



rightmove.co.uk
The UK's number one property website

Zoopa.co.uk

PrimeLocation.com

OnTheMarket.com

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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



Anthony Martin are delighted to offer to the market this well presented EXTENDED THREE BEDROOM mid terrace home which is located in a quiet residential road in South Welling. If you need to be close to schools or have always dreamed of living just a stone's throw away from Danson park then this property is perfect for you, there are a couple of shortcuts near the property which means everything you need is only a short walk away.

The property itself has been extended to the ground floor and is open plan making the living accommodation very spacious and light and the bathroom is also to the ground floor. Upstairs there are three bedrooms these are one double and two single bedrooms, from the master bedroom there is a fixed stair case leading to a usable loft space, this comes with plastered walls, laminate flooring, Velux windows to the front and rear, this space also has power and lighting so could be used all year round and has many different uses.

Externally there is a good size rear garden with a shared side access and off road parking to the front for two cars.

Properties in this location have been getting a good amount of interest and we expect this one to be the same. To avoid disappointment viewings are highly recommended so CALL US TODAY!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

RADNOR AVENUE

WELLING

- Well presented
- Close to Danson Park
- Three bedrooms
- Extended kitchen
- Bonus loft space
- Off road parking
- Quiet location
- Must be viewed
- Floor Area: 1,168 Sq Ft
- EPC Rating: D 56

