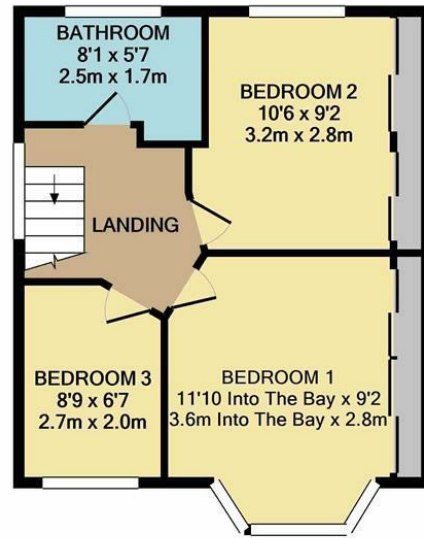




GROUND FLOOR
APPROX. FLOOR
AREA 518 SQ.FT.
(48.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 893 SQ.FT. (83.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	54	
(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		
(32 plus) A		78
(81-31) B		
(69-40) C		
(55-48) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



NORTHDOWN ROAD
WELLING
Offers Over £400,000



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2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Anthony Martin
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 Three Bedroom Semi Detached House is situated in a popular area on a quiet, residential road. The property is located within walking distance to many amenities including local shops, Danson Park, highly regarded primary schools and secondary schools, and commuters will benefit with transport links including a short walk to bus stops, and Bexleyheath Train Station.

The property has been modernised to a good standard and benefits from double glazing and is warmed by gas central heating. Accommodation comprises an entrance Hall, a light and airy lounge area that now has been opened up into the dining room. The kitchen is openplan to the dining room and has a fitted oven while the beautiful conservatory overlooks the rear garden. To the first floor there are three bedrooms and a clean and tidy bathroom area.

Externally the property boasts a well maintained 60ft rear garden and if you have a car there is off street parking.

We recommend viewing this property as soon as possible! Call Anthony Martin Today!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

NORTHDOWN ROAD

WELLING

- Chain free
- Walking distance to Welling & Bexleyheath BR
- Room to extend (STPP)
- Three bedrooms
- Open plan Lounge/Diner
- Conservatory
- Good size rear garden
- Call Anthony Martin to view
- Floor Area: 893 sq ft
- EPC Rating: E

