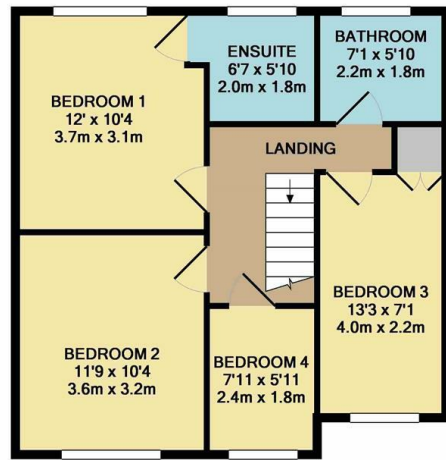
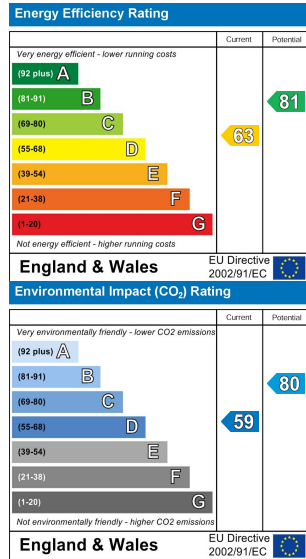


GROUND FLOOR  
APPROX. FLOOR  
AREA 622 SQ.FT.  
(57.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 532 SQ.FT.  
(49.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1154 SQ.FT. (107.2 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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## IRIS CRESCENT BEXLEYHEATH £475,000



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2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

**Anthony Martin**  
Estate Agents

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

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





**\*\* PRICE RANGE £475,000 - £500,000 \*\***

Anthony Martin are delighted to offer to the market this CHAIN FREE EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME which has recently undergone a huge transformation by the current owner. The property is situated in a quiet residential road within walking distance to local schools, transport and Nuxley Village which has a range of shops, pubs and restaurants.

The accommodation on offer comprises of entrance hall which gives access to a very light and airy open plan modern lounge, dining room and kitchen/breakfast areas, off the kitchen area there is access to a utility room and a ground floor WC. To the first floor there are four bedrooms, the master bedroom benefits from having an en suite shower room. There is also a separate family bathroom.

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

Call now to avoid uncertain disappointment!

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

## IRIS CRESCENT

BEXLEYHEATH

- Chain free
- Semi detached home
- En suite to master bedroom
- Modern fitted kitchen
- Four bedrooms
- No work needed
- Good size rear garden
- Must be viewed
- Floor Area: 1154 Sq Ft
- EPC Rating: D 63

