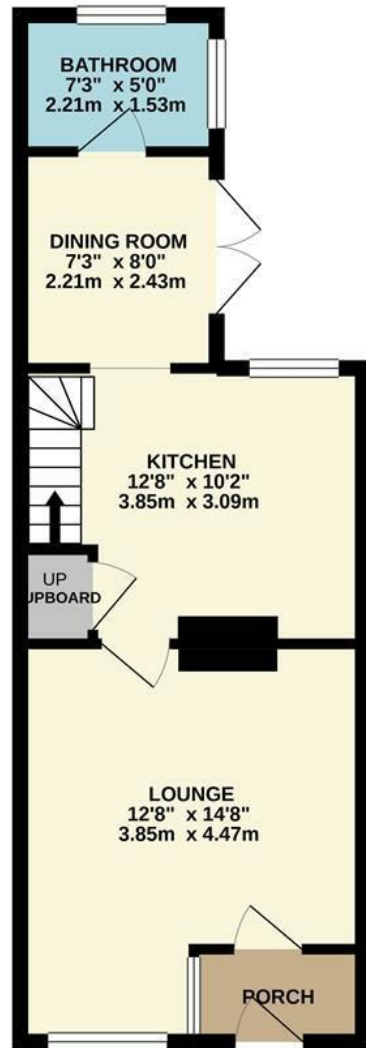
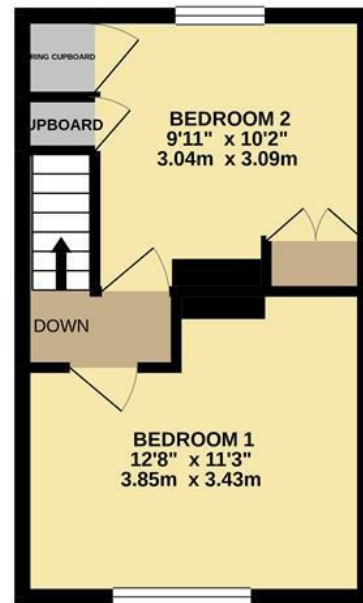


GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (61.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



ERITH ROAD
BEXLEYHEATH

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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 property is Located close to Bexleyheath shopping centre and also within close proximity to reputable schools, such as Townley Grammar School and Gravel Hill Primary.

As you walk through the entrance door you will enter into the lounge which is of good size, from the lounge you will enter into a well maintained kitchen area that leads to a rear dining room and a ground floor bathroom.

To the first floor there are two good sized double bedrooms.

Externally you will find a lovely well maintained garden with a good size grass area and a small patio aswell as having side access.

This property also benefits from having off road parking to the front for one car which is a great bonus!

Call Anthony Martin now to book that viewing!

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

ERITH ROAD

BEXLEYHEATH

- Available NOW
- Two double bedrooms
- Good sized kitchen
- Ground Floor Bathroom
- Easy access to A2/M25 links
- Close to Trains and Bus Links
- Close to Shops
- Call Anthony Martin to view
- Floor Area: 667 sq ft
- EPC Rating: E

