

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			
(81-91) B			
(69-80) C			
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**WENVOE AVENUE**  
**BEXLEYHEATH**  
Guide Price £425,000



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PrimeLocation.com

onTheMarket.com

**Anthony Martin**  
Estate Agents

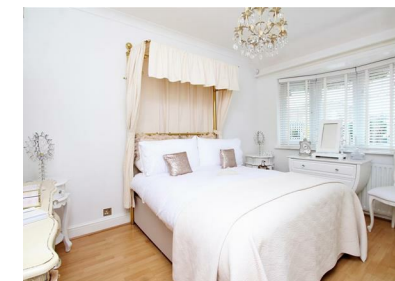
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www.anthonymartin.co.uk

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



WOW!!  
What more can we say except for WOW!

This 2 bedroom semi detached bungalow is offered to the market in immaculate condition throughout and even better still, its location is second to none.

Just a stones throw away is Burstled Woods Primary School and just a little further are a local row of shops in the popular Long Lane.

The property even boasts a bonus loft room!

Call us today to arrange your viewing on 01322 557 457.

Any one who wishes to make an offer must prove their source of funds and produce us with two forms of ID for each buyer.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## WENVOE AVENUE

BEXLEYHEATH

- Stunning Bungalow
- 2 Bedrooms
- Fantastic Location
- Bonus Loft Room
- Parking Behind Gates
- Garage And Utility Room
- 1183 SQ FT

