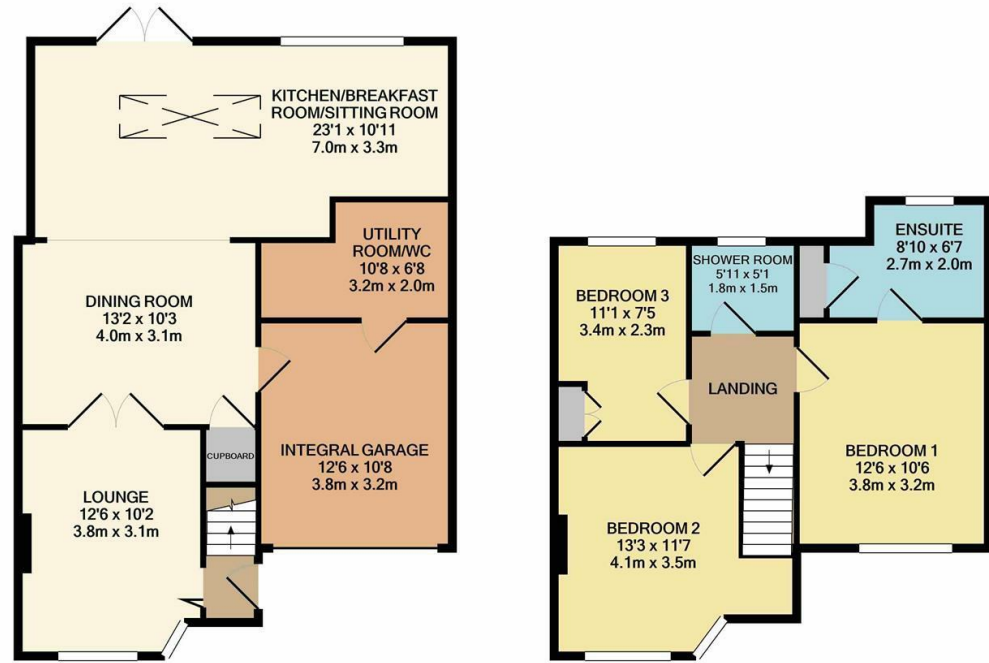


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2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



TOTAL APPROX. FLOOR AREA 1200 SQ.FT. (111.5 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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**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



Anthony Martin Estate Agents are delighted to offer you this ABSOLUTELY STUNNING family home which is being offered to the market CHAIN FREE!

Internally, this property is in great condition throughout with a beautiful Kitchen/Breakfast/Sitting Room being the heart of the home, this is located in the extension to the rear of the property overlooking the large rear garden. Also to the ground floor are a further two reception rooms, a utility room/WC as well as having access to the integral garage which could easily be converted into another reception room or even a bedroom if needed.

Upstairs the space continues with THREE DOUBLE BEDROOMS and shower room, whilst the master bedroom also benefits from having its very own en suite bathroom.

Externally as mentioned there is a large rear garden with its very own outhouse/games room to the rear, along with a decked area to the front of the garden whilst to the front of the home you also have off road parking for 2/3 cars.

The property is located in a quiet cul de sac on the South side of Welling giving great access to Danson Park, local schools, shops and transport including Welling Train Station.

CALL ANTHONY MARTIN TODAY TO VIEW!

3 BEDROOMS • 3 RECEPTION ROOMS • 2 BATHROOMS

## COWPER CLOSE

SOUTH WELLING

- Chain Free
- Very Spacious
- Stunning Extended Kitchen/Sitting Room
- Large Rear Garden
- Three Double Bedrooms
- En Suite & Shower Room
- South Welling Location
- Call Anthony Martin To View
- Floor Area: 1200 sq ft
- EPC Rating: tbc

