

GROUND FLOOR
APPROX. FLOOR
AREA 649 SQ.FT.
(60.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 501 SQ.FT.
(46.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1149 SQ.FT. (106.8 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		
(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 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		



NURSERY AVENUE
BEXLEYHEATH
Guide Price £525,000



rightmove.co.uk
The UK's number one property website

Zoopla.co.uk

PrimeLocation.com

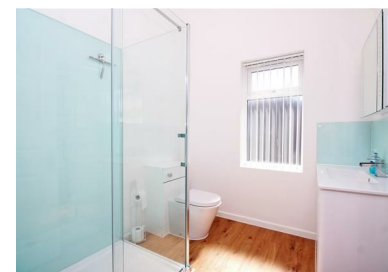
onTheMarket.com

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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



**** GUIDE PRICE £525,000 - £550,000 ****

New to the market and set on arguably one of Bexleyheath's most sought-after roads is this EXTENDED THREE DOUBLE BEDROOM semi-detached chalet home. The property is ideally positioned for everything a family would need which include being within walking distance to a selection of schools, easy access to local transport and only a short walk from Bexleyheath Broadway which has a huge range of different shops, bars, restaurants and even the local cinema, so literally catering for all the family!

This home is currently set up as a three bedroom but with a little alteration to the ground floor could easily be turned into a FOURTH BEDROOM/STUDY. The accommodation currently comprises entrance hall, from here you can access all of the living space which includes a good size lounge, ground floor bathroom, enlarged dining room, this is where the fourth bedroom/study could be added, the window and radiator are still in this area, so by simply putting up a wall and opening a door way from the hall you can create an extra bedroom or study area if needed, from the dining room you can access the modern kitchen which overlooks the beautifully kept rear garden.

To the first floor there are three good size bedrooms, two of which come with en suite shower rooms which are a recent addition to the home and now means there's no arguments over who gets in the bathroom first!

Externally there is a block paved driveway giving plenty of off-road parking. This property also benefits from having double glazing, gas central heating and solar panels.

This is not a property to be missed so CALL ANTHONY MARTIN NOW to arrange your viewing!

3 BEDROOMS • 2 RECEPTION ROOMS • 3 BATHROOMS

NURSERY AVENUE

BEXLEYHEATH

- Sought after location
- Potential for four bedrooms
- Two en suites
- Ground floor bathroom
- Amazing modern kitchen
- Large rear garden
- Off road parking
- Must be viewed
- Floor Area: 1,149 Sq Ft
- EPC - TBC

