



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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		58
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		47
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
		
England & Wales		



BRAMPTON ROAD
BEXLEYHEATH
Offers Over £450,000



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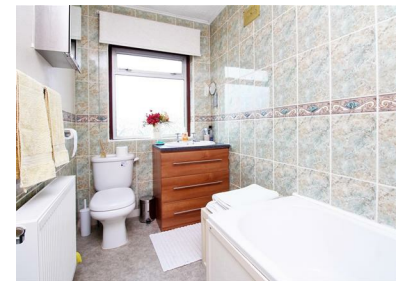
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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



Calling all Feakes & Richards property lovers, we really do have a gem of a property for you.....yes it's the KING of them all the "K" Type!

This home has been lovingly cared for over the years by the current owners and it certainly shows as this "K" Type Feakes & Richards semi-detached home is immaculately presented both inside and out.

They say that you will know if you want to buy a property after 30 seconds of walking through the door, this is a great example of that property and I wouldn't be surprised if it didn't take as long as that. On arrival you will notice there is plenty of room to extend (STPP) and parking won't be a problem either as there is space for 3 cars!

After entering the property you are welcomed by the spacious entrance hall, from here you can access the generous size lounge complete with a log burner, making this the perfect room to cosy up after a busy day, a good size dining room which is open plan to the kitchen making this the perfect space for entertaining. There is a utility room leading off the kitchen which also gives access to the garage, from the dining area you can access the conservatory that overlooks the very well-kept rear garden.

To the first floor there are three well-proportioned bedrooms which is one of the key selling points of these homes as you don't have your typical small third bedroom to worry about. The family bathroom is also a good size and there is also the added bonus of a separate WC.

Externally, as mentioned, there is a beautifully kept rear garden which comes complete with a workshop to the rear, this has power and lighting so if a workshop isn't needed then maybe a "MAN CAVE" is!

The property is located on a popular residential road giving great access to local schools, shops and transport including a short walk to Bexleyheath train station.

This home certainly will impress, so to not miss out call Anthony Martin today to view!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

BRAMPTON ROAD

BEXLEYHEATH

- 'K' Type feakes & richards
- Room to extend (stpp)
- Walking distance to BR
- Three good size bedrooms
- Conservatory
- Great family home
- Very well presented
- Must be viewed
- Floor Area: 1,499 Sq Ft
- EPC: TBA

