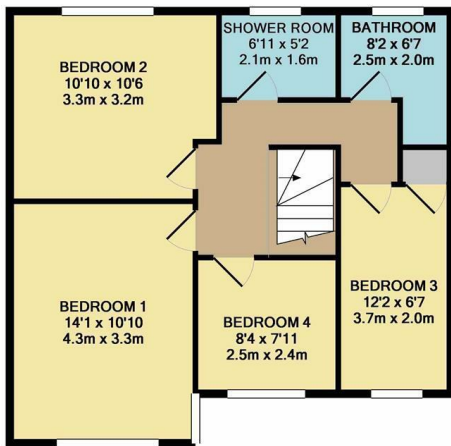
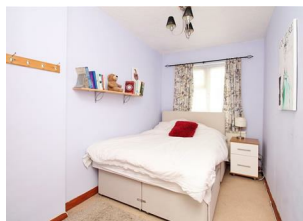


GROUND FLOOR
APPROX. FLOOR
AREA 749 SQ.FT.
(69.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 605 SQ.FT.
(56.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1354 SQ.FT. (125.8 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		



PICKFORD CLOSE

BEXLEYHEATH

Guide Price £550,000



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

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com

Anthony Martin
Estate Agents

020 8303 3338
bexleyheath@anthonymartin.co.uk
www.anthonymartin.co.uk

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

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



**** PRICE RANGE £550,000 - £600,000 ****

Anthony Martin are delighted to offer to the market this rarely available FOUR BEDROOM EXTENDED FAMILY HOME which is positioned in a quiet cul de sac location giving great access to everything a family might need, this includes, a range of different local shops, schools and public transport with Bexleyheath train station only a short walk away.

The home has spacious accommodation throughout and is very well presented inside and out making this perfect for the next lucky owner to move in, unpack and relax.

On arrival you will be greeted with a good size driveway allowing off road parking for three / four cars which I'm sure would be ideal for most families.

The accommodation on offer consists entrance porch, entrance hall which gives access to all of the ground floor living space, at the front of the home there is a good size lounge whilst to the rear overlooking the stunning rear garden there is a sitting room which comes complete with the original fireplace, the kitchen has been extended to the side which now offers lots of space and room for a dining table, this also overlooks and gives access to the garden, from here you can also access the ground floor shower room and garage which is now a great place for extra storage.

To the first floor there are FOUR BEDROOMS, family bathroom and also a separate shower room, so no arguing over who can get ready first in the mornings!

Externally as already mentioned the rear garden is stunning, theirs a lovely patio area which is the perfect place to relax after a busy day and to enjoy the views of this colorful and peaceful SOUTH FACING garden.

The only thing left to do is to CALL ANTHONY MARTIN now to arrange your internal viewing and to not miss out on this great opportunity!

4 BEDROOMS • 2 RECEPTION ROOMS • 3 BATHROOMS

PICKFORD CLOSE

BEXLEYHEATH

- Great location
- Walking distance to train station
- Two reception rooms
- Extended kitchen / diner
- Ground floor shower room
- First floor bathroom & shower room
- Stunning rear garden
- Must be viewed
- Floor Area
- EPC Rating - TBC

