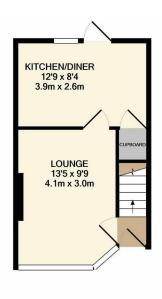




## Parkside Avenue, Bexleyheath



BATHROOM 8'6 x 6' 2.6m x 1.8m BEDROOM 2 8'6 x 6'11 2.6m x 2.1m

BEDROOM 1 13'5 x 10' 4.1m x 3.1m

GROUND FLOOR APPROX. FLOOR AREA 266 SQ.FT. (24.7 SQ.M.)

1ST FLOOR APPROX. FLOOR AREA 269 SQ.FT.

(24.7 SQ.M.) (25.0 SQ.M.) TOTAL APPROX. FLOOR AREA 534 SQ.FT. (49.6 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















**IMPORTANT:** These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

9 Midfield Parade, Mayplace Road East Bexleyheath DA7 6NB 01322 557457 barnehurst@anthonymartin.co.uk anthonymartin.co.uk Guide Price £280,000

## Parkside Avenue Bexleyheath

**Guide Price £280,000 - £295,000** 

Offered to the market is this two bedroom mid terrace property. Positioned perfectly for a short stroll to Barnehurst train line this is perfect for those who need close access to a station straight into London. The property would also be a great investment for a buy to let who is looking to achieve a healthy rental income of around £1,000 per calendar month. There is also bus links leading into Bexleyheath and also into Erith Town centre.

The ground floor comprises of a lounge and separate kitchen. The property could also be extended to the ground floor subject to seeking relevant planning permission to create nice open plan kitchen diner.

To the first floor the property has two bedroom's the master being at the front and the second bedroom looking out onto the garden and a bathroom.

Outside there is off street parking for one car.









- 1930's Mid Terrace
- Two Bedrooms
- Spacious Lounge
- Modern First Floor Bathroom
- Close to Transport Links
- Private Rear Garden
- EPC: D 63
- Perfect First Time Buy
- Off Street Parking
- Potential For Extension STPP

