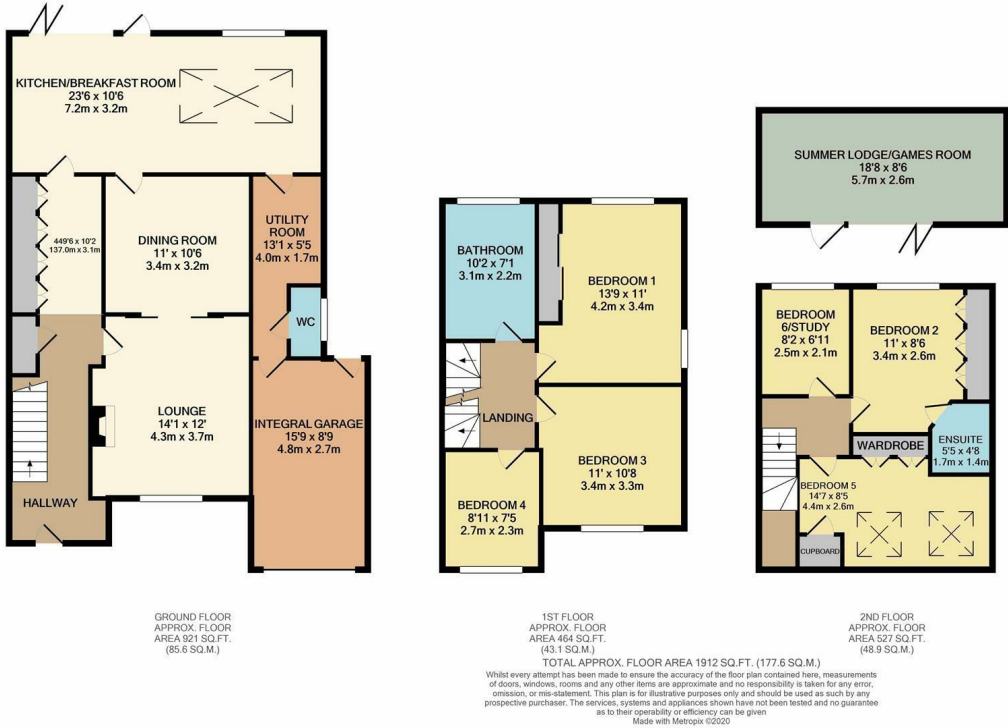


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



ARCADIAN AVENUE
BEXLEY
Asking Price £800,000



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

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com

7 Bourne Road, Bexley, DA5 1LW

Anthony Martin
Estate Agents

01322 47 99 33
bexley@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 are delighted to offer for sale this stunning gated five/six bedroom semi detached house which is located in the much coveted area of Bexley/Blendon. This property has been updated to a very high standard and boasts a mock Tudor shell which is very popular with the masses.

Inside, the property is ultra modern with a linked speaker system, under floor heating, built in media housing in the lounge, integral aquarium and a fitted "Wrens" Kitchen which include appliances and quartz worktops. The property comprises of two reception rooms, Kitchen diner with bi-folding doors that lead out into the garden, utility room, cloakroom and integral garage with remote controlled door. On the next floor there are three bedrooms and a four piece bathroom suite that has "his & her" sinks. In the converted loft there are a further three bedrooms and one of these has an en-suite shower room and the smaller of the three is being used as a study. Outside to the rear there is a low maintenance garden which has been landscaped beautifully and this has steps which lead up to the Summer Lodge/Games Room, this houses the Hot-Tub which would also stay. To the front there is a resin gravel driveway which has remote controlled gated access and an intercom for people to gain access for added security.

This property is a gorgeous thing to behold that must be seen to be fully appreciated so book your viewing now to avoid disappointment.

6 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

ARCADIAN AVENUE

BEXLEY

- Five/Six Bedroom Semi Detached House
- Extended To The Rear & In To The Loft
- Remote Controlled Gated Driveway
- Exceptional Decoration Throughout
- Linked Sound System Throughout The Property
- Fitted Wrens Kitchen With Quartz Worktops
- Bi-Folding Doors Leading Out Into A Glorious Garden
- Summer Lodge With Hot-Tub
- Underfloor Heating & Built in Aquarium
- Great Location & Ideal For A Growing Family

