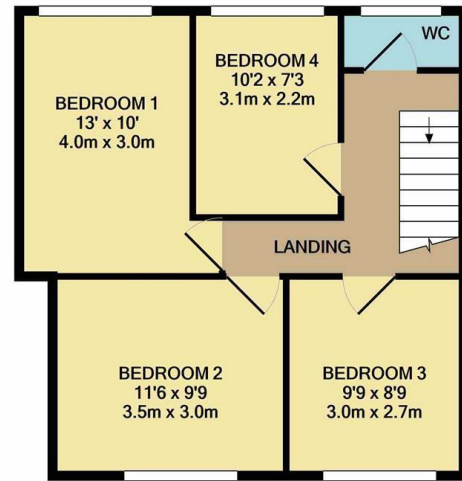


GROUND FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)

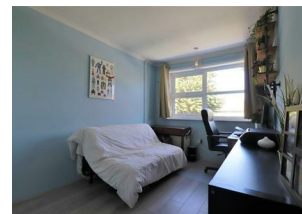


1ST FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 947 SQ.FT. (87.9 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.
Made with Metropix ©2020

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	



BIRDBROOK ROAD
LONDON
Guide Price £475,000



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

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

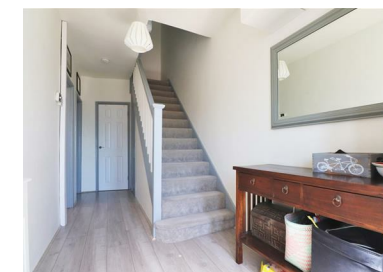
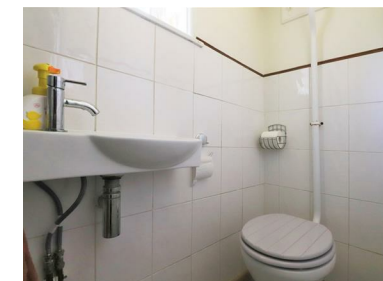
2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Anthony Martin
Estate Agents

020 8303 3338
bexleyheath@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



**** PRICE RANGE £475,000 - £490,000 ****

Anthony Martin estate agents are delighted to offer to the market this **FOUR BEDROOM MID TERRACE HOME** which is conveniently located within easy access of Kidbrooke station, as well as numerous regular bus routes all providing excellent links into Central London, the City and the surrounding area. There are a variety of shops and amenities nearby, with Blackheath just a short distance away, offering a fashionable array of boutique shops, cafes, bars and restaurants. The area is well served by good local schools including Henwick Primary and Newhaven School, as well as lovely open spaces.

The accommodation on offer comprises of a bright and airy entrance hall which gives access to all of the ground floor living space, to the front of the home is the spacious lounge/dining room, this room is bay fronted which adds a nice bit of character to the room as well some extra space.

To the rear of the home is a nice size modern kitchen which overlooks the rear garden, also to the ground floor is the shower room.

To the first floor there is a convenient WC along with **FOUR BEDROOMS**, these are made up of two double rooms and two good size single rooms.

Externally there is a newly finished block paved driveway providing off road parking and a well maintained rear garden.

The current owners have done alot of work to the home which now allows the next lucky owner to simply move in, unpack and put there feet up!

CALL ANTHONY MARTIN NOW TO VIEW!

4 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

BIRDBROOK ROAD

LONDON

- Very well presented
- Ready to move into
- Great location
- Four bedrooms
- Good size garden
- Nice size lounge/dining room
- Modern kitchen
- Call Anthony Martin to view
- Floor Area: 947 sq ft
- EPC Rating: tbc

