



TOTAL FLOOR AREA: 1845 sq ft (171.4 sq.m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.

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Guide Price
£750,000

Upton Road South Bexleyheath

**** PRICE RANGE £750,000 - £800,000 ****

**** SIMPLY STUNNING CONDITION INSIDE & OUT ****

WOW, WOW & WOW will be the first words you think off when you view this simply **AMAZING** and heavily **EXTENDED** four bedroom family home which is located on Upton Road on the **SOUTH** side of Bexleyheath, the area is second to none and gives you everything you may need as a family, this includes being close to local schools, shops, transport, **A2/M25** links and being within walking distance to **Danson Park!**

The property itself has been lovingly extended and updated by the current owners, leaving no stone unturned and by also having the best finish possible, this will certainly allow the next lucky owner to move in, unpack and to enjoy there beautiful new home.

The accommodation on offer comprises of a good size hallway which gives access to all of the ground floor living space, to the front of the home there is a good size open plan lounge/dining room, there are French doors leading from the dining area to the **HUGE** open plan **EXTENDED** kitchen/sitting/breakfast room which is definitely the heart of the home, this room is oozing with natural light which is provided by a number of skylights and the bi fold doors which run the width of the room, this room has been finished to a high standard and comes complete with granite worktops, under floor heating and air conditioning.

To the first floor there are **THREE BEDROOMS** which consist of two double bedrooms and one single room as well as the **MODERN** family bathroom which has been fitted out with **Hansgrohe** sanitary ware as well as the shower system.

The second floor is just as spacious as the rest of the home and comes with a range of built in matching wardrobes and furniture, to this room you also have an en suite shower room.

Externally there is a resin drive to the front and a landscaped rear garden with your very own bar which has to be one of the best I have come across, this also has bi fold doors & air conditioning!

CALL ANTHONY MARTIN!



- **STUNNING** family home
- **High standard finish** throughout
- **South Bexleyheath**
- **Large rear extension**
- **Big loft conversion**
- **AMAZING** bar/outbuilding
- **Four bedrooms**
- **Call Anthony Martin to view**
- **Floor Area: 1845 sq ft**
- **EPC Rating: tbc**

