



GROUND FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 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			83
(81-91) B			
(69-80) C			
(55-68) D		53	
(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			80
(81-91) B			
(69-80) C			
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



SWANLEY ROAD

WELLING

£1,395



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

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

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Estate Agents

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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



New to the market with Anthony Martin is this EXTENDED Steven's semi-detached family home. The property is located on a popular residential road on the Welling/Bexleyheath borders which gives great access to both Bexleyheath and Welling train stations, a range of shops and also schools.

The property has benefited by having a double rear extension which gives the property a great amount of extra space. The accommodation on offer consists of entrance hall, bay fronted lounge to the front, dining room which is then open plan to the kitchen whilst to the first floor there are three bedrooms and a large family bathroom.

Externally there is an approx. 50ft rear garden and off road parking to the front.

CALL ANTHONY MARTIN today to arrange your viewing!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

SWANLEY ROAD

WELLING

- Extended steven's home
- Three bedrooms
- First floor bathroom
- Two reception rooms
- Extended Kitchen
- Off road parking
- Popular location
- Must be viewed
- Floor Area: 831 Sq Ft
- EPC Rating: E 53

