

**TOTAL FLOOR AREA: 644 sq ft. (59.8 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 is given as to their operability or efficiency can be given.

Made ready 18/06/2015



**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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# Offers In The Region Of £425,000

# Christchurch Avenue

## Erith

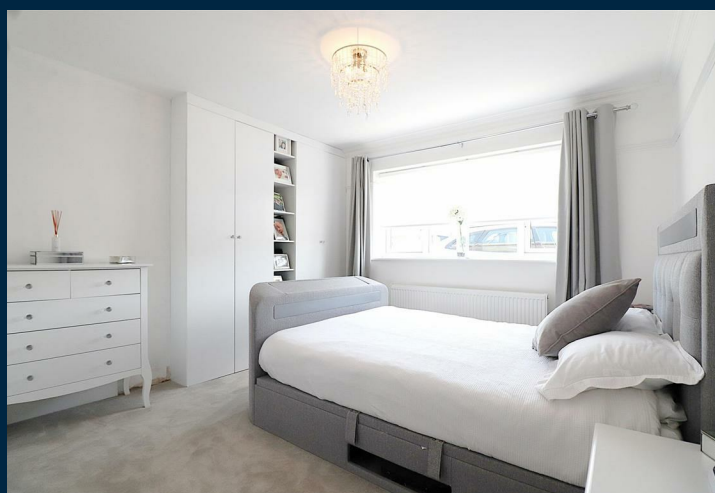
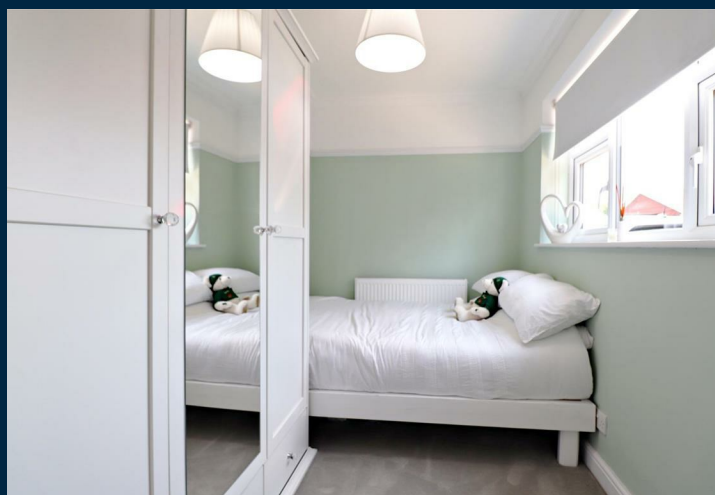
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**WOW! This totally refurbished three bedroom semi detached bungalow is simply breath taking. Having been completely modernised and transformed this property is one not to miss out on. 'Christchurch Avenue' is a sought after location which is within close proximity to shops, transport links and further amenities.**

**The property from the moment you walk through the threshold takes you back. The owners have really put their heart and sole into making this a truly sensational property. The heart of any home is the kitchen/diner. This has had the most magnificent transformation. From the marble effect Quartz worktops, to the gloss which kitchen units, this property has been finished to an extremely high standard, leaving the next lucky owners to simply unpack and enjoy. A spacious lounge area is incorporated into the kitchen offering a picturesque outlook onto the garden.**

**Previously a two bedroom bungalow, the current owners have now smartly added an additional bedroom perfect for those downsizing leaving the kitchen to be made open plan. The bathroom is just off the hallway with a bath and shower with a grey tiled finish.**

**Outside is the the garden which is mainly laid to lawn with a garage and side access via gates. There is off street parking for those who drive.**



- Semi Detached Bungalow
- Three Spacious Bedrooms
- Open Plan Kitchen/Lounge/Diner
- EPC: C 70
- Area: 644 Sq.Ft
- High Standard Of Finish
- Off Street Parking
- Garage
- Close To Erith Town Centre
- Transport Links Close By

