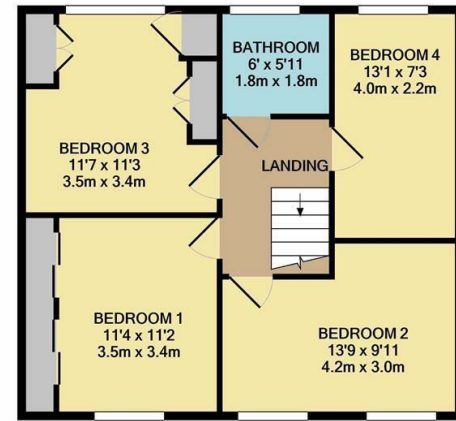
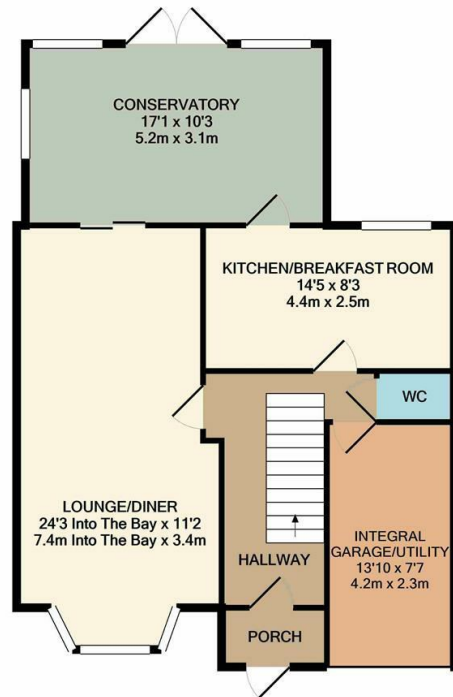


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



GROUND FLOOR
APPROX. FLOOR
AREA 770 SQ.FT.
(71.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 570 SQ.FT.
(52.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1340 SQ.FT. (124.5 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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DUNWICH ROAD
BEXLEYHEATH

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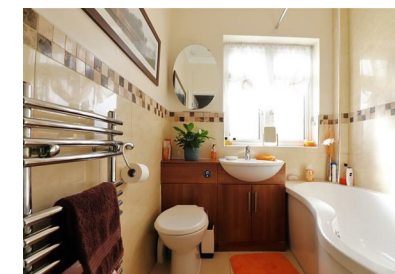
2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Anthony Martin
Estate Agents

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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



We are delighted to offer to the market this EXTENDED FOUR DOUBLE BEDROOM SEMI DETACHED FAMILY HOME which has been lovingly cared for over the years by the current owners.

The property is located very close to the sought after "Pantiles" location giving you easy access to local shops, schools, transport and even the local pub "The Earl Haig" which is a great place to enjoy with the family.

The property is VERY WELL PRESENTED throughout and currently this type of property is in very high demand, therefore we don't expect this to be for sale for long.

The accommodation on offer comprises of an entrance porch which then leads into the entrance hall, from here you can access of the ground floor living space, the lounge/dining has been made open plan which has created a lovely size family room, to the rear of the property is the kitchen/breakfast room, this again is a good size bright and airy room, from here you can access the conservatory which is the ideal place to enjoy the garden and to unwind after a busy day, the conservatory can also be accessed via the lounge/dining room, the WC is also to the ground floor aswell as access to the garage.

To the first floor there are FOUR DOUBLE BEDROOMS and the family bathroom.

Externally there is a really good size SOUTH FACING rear garden, off road parking to the front for two cars and an integral garage.

The home is already a great size but there still is scope to extend further if you wish to, there are many in the area that have done double rear extensions aswell as loft conversions.

With this all in mind and as said before properties like these are selling very fast, so to not miss out CALL ANTHONY MARTIN now to arrange your viewing!

4 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

DUNWICH ROAD

BEXLEYHEATH

- Extended semi detached home
- Great location
- Large south facing garden
- Four double bedrooms
- Ground floor WC & first floor bathroom
- Open plan lounge/dining room
- Good size kitchen/Breakfast Room
- Call Anthony Martin to call
- Floor Area: 1340 sq ft
- EPC Rating: tbc

