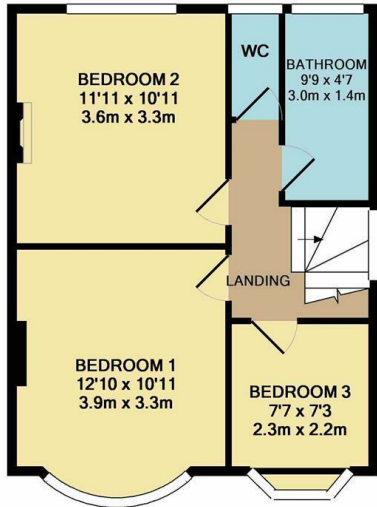


GROUND FLOOR
APPROX. FLOOR
AREA 597 SQ.FT.
(55.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1030 SQ.FT. (95.7 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		
(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		



BERKELEY AVENUE
BEXLEYHEATH
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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 is this CHAIN FREE 'J' type Feakes & Richards family home which is in need of some updating making this perfect for someone who wants to add there own stamp and to create an amazing home.

The property is located on a sought after road in Bexleyheath giving great access to local schools, shops, bars, restaurants and transport including Bexleyheath train station.

The accommodation on offer comprises of Entrance porch, entrance hall, a good size open plan lounge/dining room which via patio doors gives access to the rear garden. From the kitchen you can access a lean to which gives access to the rear garden and also the garage.

To the first floor there three bedrooms which comprise of two double bedrooms and one single, there is also a bathroom and separate WC.

Externally there is a good size rear garden and off road parking to the front.

This property will make a great home for someone who i'm sure will love living here so CALL ANTHONY MARTIN now to arrange your viewing!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

BERKELEY AVENUE

BEXLEYHEATH

- Chain free property
- 'J' Type feakes & richards home
- Great location
- Room to extend (stpp)
- Three bedrooms
- Two reception room
- Good size rear garden
- Must be viewed
- Floor Area: 1,022 Sq Ft
- EPC - TBC

