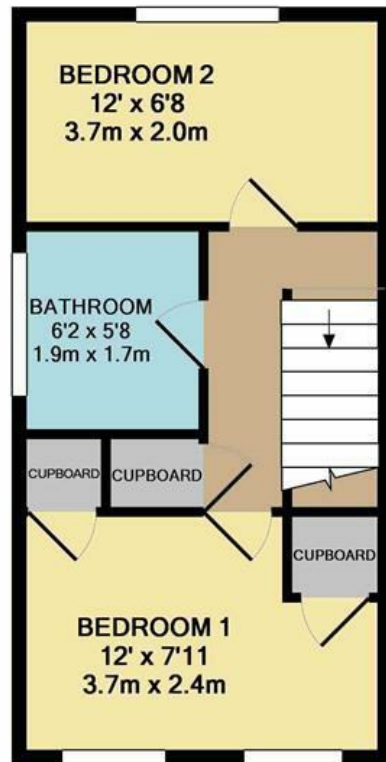


GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 774 SQ.FT. (71.9 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		87
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		



GRAVEL HILL
BEXLEYHEATH

£1,250



2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Anthony Martin
Estate Agents

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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



Located close to Bexleyheath shopping centre and also within close proximity to reputable schools, such as Townley Grammar School and Gravel Hill Primary is this two bedroom semi-detached property.

The property offers spacious living accommodation. As you enter the property to the left hand side you will find a modern kitchen with easy access into the lounge/diner. Having been freshly decorated the property offers a blank canvass for the next buyer to add their own colour scheme throughout. The property also benefits from a conservatory which could be used as the main dining area freeing up the lounge area to kick back and relax in.

The first floor has two bedrooms and a family bathroom, along with storage space to accommodate household goods.

There is a garage to the rear of this house with parking, accessed via a service road.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

GRAVEL HILL

BEXLEYHEATH

- Available NOW
- Well presented
- Semi detached house
- Two double bedrooms
- Conservatory
- Garage to rear
- Easy access to A2/M25 links
- Must be viewed
- Epc Rating: D 55
- Floor Area: 774 Sq Ft

