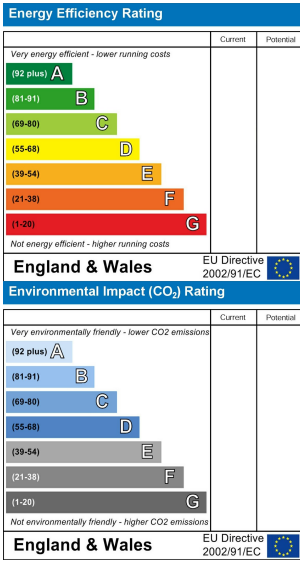
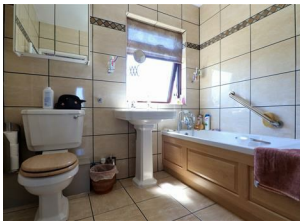


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## HYTHE AVENUE

### BEXLEYHEATH

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**Anthony Martin**  
Estate Agents

020 8303 3338  
bexleyheath@anthonymartin.co.uk  
www.anthonymartin.co.uk

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

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





Anthony Martin estate agents are honored that the vendors chose us to market this stunning example of a N/X Feakes & Richards semi detached family home which has not been on the property market for over 40 years!

The property has been very well maintained over the years and as you may have already noticed has an extra wide plot to the side, giving you a DOUBLE WIDTH GARAGE and wider front and rear gardens, if you want a home that later down the line you can extend then this MUST BE AT THE TOP of your viewing list! The extension potential to this property is probably better than any others in the local area, of course this would be subject to the normal planning permission.

The accommodation currently has a nice entrance hall which gives access to the open plan lounge/dining room, the front part of the reception in bay fronted which gives this room even more space whilst the back part of the reception over looks the stunning rear garden. Also off the entrance hall you can access the kitchen which again over looks the garden, this then leads into the double garage which is HUGE, if you don't want to extend but would much rather have somewhere to keep your car then this garage will certainly accommodate most modern cars, this is also where the ground floor WC is.

To the first floor there are THREE BEDROOMS which consist of two double rooms and one single bedroom, the family bathroom can also be found on the first floor, this has been enlarged and is a great size room.

Externally as previously mentioned there is a large rear garden, off road parking to the front and because of the extra width also a nice front garden.

The location is second to none and offers everything a family might need, this includes being walking distance to both Bedonwell and Belmont primary schools, local shops and even The Earl Haig Public House which is a great place to enjoy a Sunday roast.

It is a real pleasure to market this property and it will carry on making a great home!

VIEW NOW!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

HYTHE AVENUE

BEXLEYHEATH

- N/X Feakes & Richards home
- Extra wide plot
- Double garage to the side
- Amazing amount of extension potential (STPP)
- Very well presented inside & out
- Sought after Pantiles location
- One not to be missed
- Call Anthony Martin to view
- Floor Area: TBC
- EPC Rating: TBC

