



GROUND FLOOR  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 322 SQ.FT.  
(30.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 699 SQ.FT. (65.0 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		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		



**WEST STREET**  
**BEXLEYHEATH**

Asking Price £350,000



2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

**Anthony Martin**  
Estate Agents

020 8303 3338  
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





Anthony Martin estate agents are delighted to offer to the market this CHAIN FREE REFURBISHED VICTORIAN END OF TERRACE HOME which is located in the heart of Bexleyheath's town center giving great access to everything you might need, these include Bexleyheath train station, a range of different shops, bars, restaurants and also a range of different primary and secondary schools including Grammar schools.

The property has recently undergone a complete refurbishment so is now ready for the new lucky owner to simply move in and unpack!

The accommodation comprises of entrance hall which gives access to the ground floor living space, the lounge is to the front of the home which is bay fronted and gives this room even more space, the kitchen/diner is to the back of the home and is also a good size room, the kitchen has modern units and comes complete with fitted appliances. The bathroom is also to the ground floor.

To the first floor there are THREE BEDROOMS.

Externally there is a good size west facing rear garden.

Call ANTHONY MARTIN now to arrange your viewing!

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## WEST STREET

BEXLEYHEATH

- Chain Free
- Refurbished Throughout
- Town Center Location
- Walking Distance To BR
- Three Bedrooms
- Good Size Lounge
- Open Plan Kitchen/Dining Room
- Call Anthony Martin To View
- Floor Area: 699 sq ft
- EPC Rating: TBC

