



GROUND FLOOR  
APPROX. FLOOR  
AREA 438 SQ.FT.  
(40.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 436 SQ.FT.  
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 874 SQ.FT. (81.2 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	75	
(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 <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	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



EDINGTON ROAD  
 ABBEY WOOD  
 Offers Over £325,000



2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

**Anthony Martin**  
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



We are pleased to offer to the market this CHAIN FREE THREE BEDROOM terrace family home which is situated on the popular Abbey Wood estate. This family home is conveniently located for the soon to be Crossrail, bus routes and local schools.

The accommodation on offer comprises Entrance hall, kitchen/diner, reception room, utility room, landing, three bedrooms, upstairs bathroom and separate w.c. Externally there are front and rear gardens.

To not miss out call Anthony Martin estate agents today!

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## EDINGTON ROAD

ABBEEY WOOD

- Chain free
- Well presented
- Three bedrooms
- Good size property
- Open plan kitchen / diner
- Rear garden
- Close to train station
- Call Anthony Martin to view
- Floor Area: 874 sq ft
- EPC Rating: C