



GROUND FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 709 SQ.FT. (65.9 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		
(82 plus) A		
(81-81) 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	



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APPLEDORE AVENUE
BEXLEYHEATH DA7 6QJ

Guide Price £325,000



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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



Needing a little TLC is this 2 bedroom semi detached house which would be a perfect starter home for first time buyers.

Even though some works are required internally to bring this into the modern era, the potential here is huge. There's plenty of room to extend to the side and rear, subject to planning of course, enabling this to be a larger home. You could add another couple of bedrooms and have a large kitchen diner spanning the width of the house to the rear. The possibilities are endless.

At present on the ground floor is a lounge with a separate dining room which in turn leads to the kitchen. Upstairs has two bedrooms and a bathroom and to the rear is a well established garden. There is a driveway to the front.

Close by is Barnehurst train station and this has superb access to central London.

Best of all this is offered to the market with no onward chain.

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

17 APPLEDORE AVENUE

BEXLEYHEATH DA7 6QJ

- 2 Bedroom Semi Detached
- Potential To Extend (STPP)
- No Chain
- In Need Of Some TLC
- Close To Train Station
- Lovely Views To The Rear
- 709 SQ FT -
- EPC -

