

IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

**2 Pickford Lane
Bexleyheath
DA7 4QW**

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

**Offers Over
£350,000**

Sunland Avenue South Bexleyheath

Tucked away in a quiet cul de sac on the south side of Bexleyheath is this **WELL PRESENTED THREE BEDROOM** mid terrace home.

The accommodation on offer comprises of an entrance hall which then leads into the lounge, this is a good size room which then gives access to the dining room, the bathroom and kitchen are to the rear of the property, also to the rear is a lean to/conservatory which gives access to the **LARGE REAR GARDEN**.

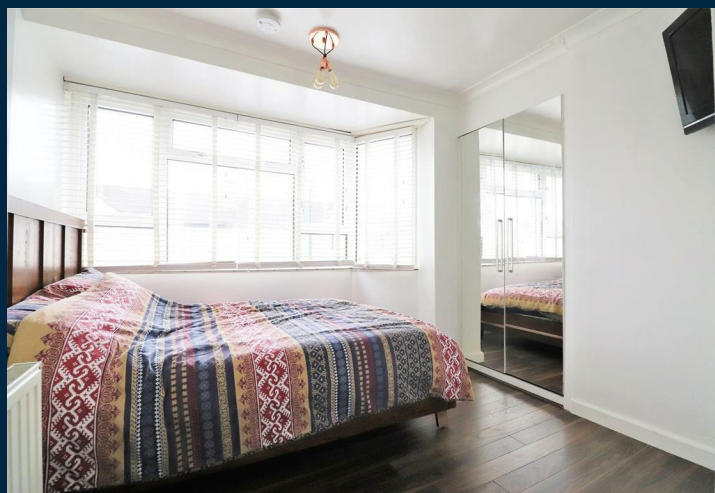
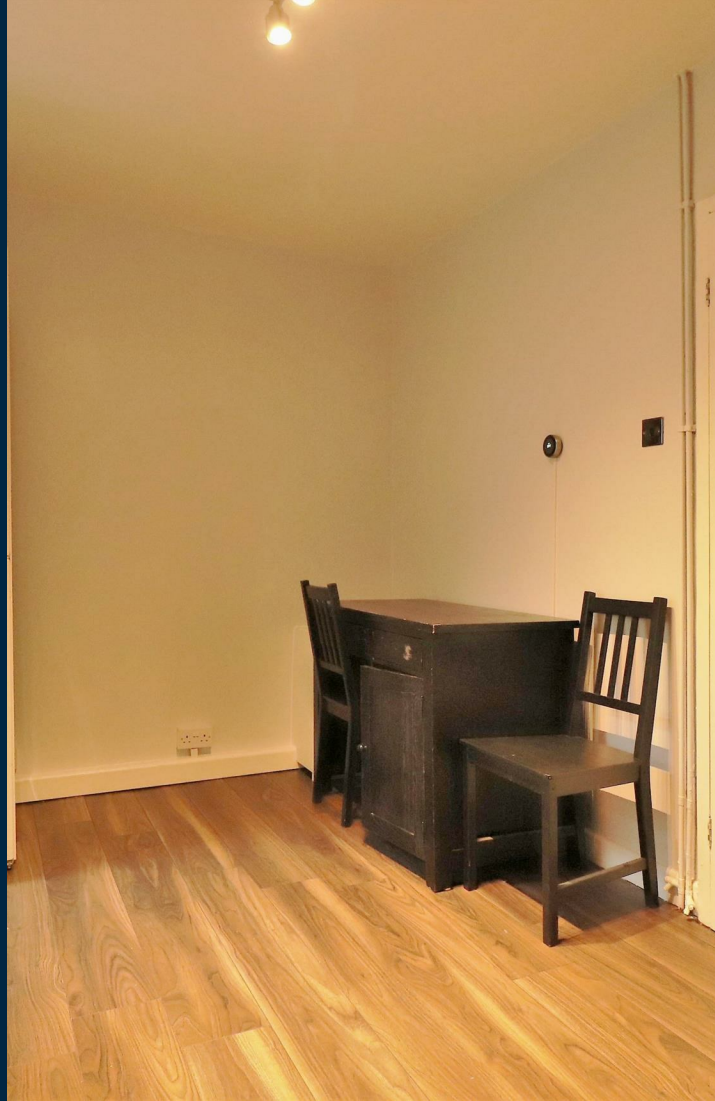
To the first floor there are three bedrooms which consists of one double bedroom and two single bedrooms.

Also to the front of the home is a garden area which with the right permission could be turned into off road parking like many others have done on the road.

As mentioned the property is located on a very quiet road but also offers easy access to local schools, transport and Bexleyheath Broadway which offers a range of different shops, bars and restaurants.

This property is ideal for first time buyers or even buy to let investors with a monthly rental income of approx. £1350.

Call Anthony Martin now to arrange your viewing!



- South Bexleyheath location
- Large rear garden
- Well presented
- Quiet cul de sac
- Three bedrooms
- Modern bathroom
- Two reception rooms
- Call Anthony Martin to view
- Floor Area: tbc
- EPC Rating: D

