



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



PARKSIDE AVENUE
BEXLEYHEATH
Guide Price £270,000



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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



£270,000 - £290,000

If you're the type of buyer who is looking for something low maintenance and something where you can literally just unpack and get on with life then this little beauty could well be the one you have been searching high and low for.

Requiring absolutely no work whatsoever I believe this would make a fantastic first time purchase or even for buy to let investors looking to add to their portfolio as a home of this quality would rent for approx £1000 - £1,100 per month.

Currently on the ground floor is a cosy lounge that leads to a fair sized kitchen. This is the area of the home which could potentially be extended allowing for a larger lounge area and even bigger kitchen diner.

Upstairs has two bedrooms and the bathroom. The rear garden is mainly laid to lawn with a patio area that you step out onto. A private driveway on the front is available.

It is located close to Barnehurst mainline train station and is within zone 6 enabling speedy, affordable travel to London. It even offers the new owner extension potential subject to planning consent from the local authority

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

PARKSIDE AVENUE

BEXLEYHEATH

- Un extended Mid Terrace
- Two Bedrooms
- Bright Lounge
- Kitchen Diner Offering Potential To Extend STPP
- Area: 538 Sq.Ft
- Private Rear Garden
- EPC: TBC
- Off Street Parking
- Ideal First Time Buy
- Close To Transport Links

