



GROUND FLOOR
APPROX. FLOOR
AREA 586 SQ.FT.
(54.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 602 SQ.FT.
(55.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1188 SQ.FT. (110.4 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			
(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	



GIPSY ROAD

WELLING

Guide Price £450,000



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



** PRICE RANGE £450,000 - £485,000 **

New to the market is this EXTENDED SEMI DETACHED family home which perfectly positioned for local schools, shops and transport including being within walking distance to both Welling and Bexleyheath train stations, the property also benefits by being on a corner plot so still has further extension potential, subject to the normal planning permission.

The property is VERY WELL PRESENTED throughout and ready for the next lucky owner to simply move in and unpack!

The accommodation on offer comprises of an entrance porch which is the perfect place to keep all the shoes, this then leads into the hallway, the living has been made open plan to the dining room and is a great size room for entertaining, from here you can then access the extended sitting room and kitchen/breakfast which are both to the rear of the home overlooking the well maintained rear garden, also to the ground floor is a very useful and modern shower room.

To the first floor there are THREE GOOD SIZE BEDROOMS and family bathroom.

Externally there are front and rear gardens and also a VERY GOOD SIZE GARAGE located to the rear of the garden, this has a remote controlled door leading to a side road making access a doddle and the garage is plenty big enough for a modern day car too!

3 BEDROOMS • 3 RECEPTION ROOMS • 2 BATHROOMS

GIPSY ROAD

WELLING

- Great location
- Very spacious property
- Double rear extension
- Large garage to rear
- Corner plot
- Three bedrooms
- Good size garden
- Call Anthony Martin to view
- Floorplan: 1188 sq ft
- EPC Rating: tbc

