



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		



PLYMSTOCK ROAD
WELLING

Offers Over £350,000



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



Anthony Martin are delighted to offer to the market this ATTRACTIVE and WELL PRESENTED THREE BEDROOM STEVENS STYLE semi detached home which is located within a quiet CUL DE SAC location on the WELLING/BEXLEYHEATH BORDERS.

The property has been lived in by the current owner for 50 years, during this time it has been lovingly cared for and maintained, the property is very well presented throughout and would easily allow the next owner to move in without having to do lots of updating.

The entrance to the property is to the side of the home, this then leads into an entrance hall which then gives access to all of the ground floor living space. The lounge is to the front of the home and is bay fronted, This is one of the key features to a Stevens home and certainly does add a little more extra space to the room, the dining room is then to the middle of the home, from here you can access the rear garden via patio doors, the kitchen is then to the rear of the home.

To the first floor the property still has its original set up which consists of the main bedroom to the front of the home, again benefiting from having the bay fronted window and two single bedrooms to the rear, the bathroom is larger then normal and is also to the first floor.

Externally there is a good size rear garden giving this property plenty of scope to extended later if desired and also a front garden which may in the area have converted into a driveway.

Call Anthony Martin now to arrange your viewing!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

PLYMSTOCK ROAD

WELLING

- Very well presented
- Lots of scope to extend
- Three bedrooms
- Two reception rooms
- Quiet cul de sac location
- Good size rear garden
- Sought after style property
- Call Anthony Martin to view
- Floor Area: 690 sq ft
- EPC Rating: tbc

