

GROUND FLOOR
APPROX. FLOOR
AREA 840 SQ.FT.
(78.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 637 SQ.FT.
(59.2 SQ.M.)

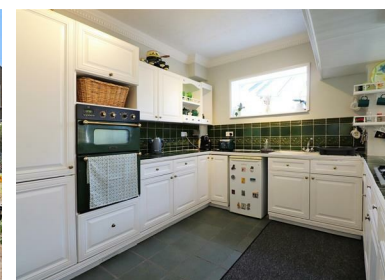
TOTAL APPROX. FLOOR AREA 1477 SQ.FT. (137.2 SQ.M.)

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		



IZANE ROAD
SOUTH BEXLEYHEATH
Offers Over £425,000



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2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

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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 £425,000 - £450,000 ****

Located in the heart of SOUTH BEXLEYHEATH is this EXTENDED PERIOD end of terrace family home, the property is located on Izane Road which is a sought after road close to Bexleyheath town center, everything you could possibly need is on your doorstep, this includes Bexleyheath train station, a range of schools including primary, secondary and Grammar Schools, you also have a large range of shops, bars and restaurants, ticking almost every box!

The property itself is an attractive period home which benefits from having a DOUBLE REAR EXTENSION making this a very spacious home, the current accommodation on offer comprises of an entrance porch which then leads into a generous size hallway, the lounge has been made open plan to the dining room and is a very good size space, from here you can access the LARGE kitchen/breakfast room which is the width of the home and has a good size breakfast bar. To the rear of the property is an attractive conservatory with feature windows overlooking the rear garden.

To the first floor the space continues with THREE GOOD SIZE BEDROOMS, the master bedroom has been extended to the rear, this space is currently used as a study/reading area but could also be made into a dressing area or even an en suite if needed. The bathroom has also been updated to match the WC.

Externally there is a good size rear garden which comes complete with a summerhouse, this again has many uses.

This really is a great home in a very sought after area and im sure will sell fast, to not miss out CALL ANTHONY MARTIN now to view!

3 BEDROOMS • 3 RECEPTION ROOMS • 1 BATHROOMS

IZANE ROAD

SOUTH BEXLEYHEATH

- Period end of terrace home
- Double rear extension
- Three good size bedrooms
- Master with extended dressing/sitting area
- Modern first floor bathroom & WC
- Open plan lounge/diner
- Large extended kitchen/breakfast room
- Call Anthony Martin to view
- Floor Area: 1477 sq ft
- EPC Rating: tbc

