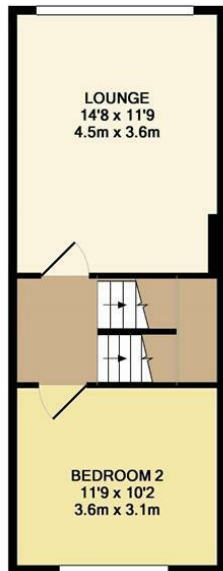
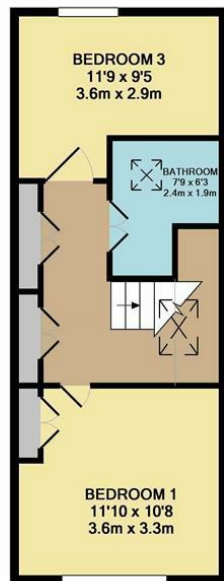


GROUND FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 353 SQ.FT.  
(32.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 360 SQ.FT.  
(33.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1195 SQ.FT. (111.0 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



TITMUSS AVENUE  
THAMESMEAD  
£1,395



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onTheMarket.com

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

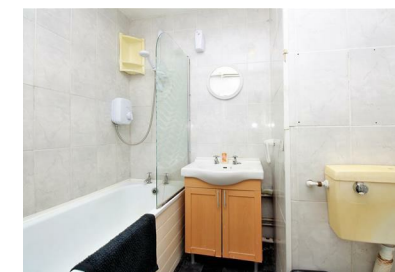
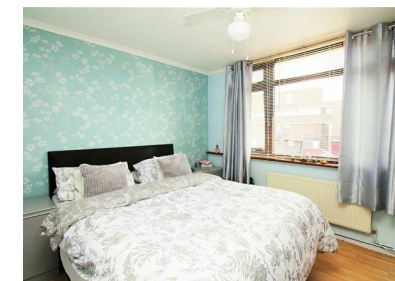
**Anthony Martin**  
Estate Agents

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

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 THREE BEDROOM mid terrace townhouse which is situated in a cul de sac location. Offering plenty of internal space throughout. The property is located close to local transport links and would suit those who need easy access into London.

Being set over three floors, the ground floor offers an integral garage with a generous amount of space, a fair sized kitchen/diner which also boasts direct access into a conservatory/lean to which then gives access to the garden. There is also a downstairs W/C.

The first floor offers the living room and also one double bedroom. To the second floor there are a further two bedrooms and also the family bathroom.

Outside there is off street parking.

3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

## TITMUSS AVENUE

THAMESMEAD

- Spacious property
- Three good size bedrooms
- Spread over three floors
- Large integral garage
- Bathroom & ground floor WC
- Well presented
- Rear garden
- Must be viewed
- Floor Area: 1,195 Sq Ft
- ECP Rating: D 63

