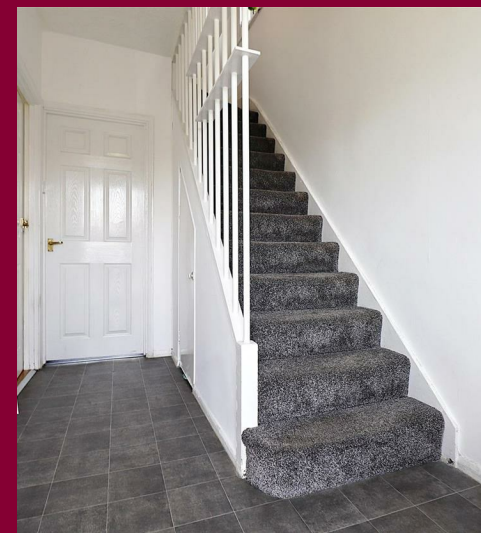


TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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**IMPORTANT:** These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.



**9 Midfield Parade, Mayplace Road East  
 Bexleyheath  
 DA7 6NB**

**01322 557457  
 barnehurst@anthonymartin.co.uk  
 anthonymartin.co.uk**

**Guide Price  
 £450,000**

## Westfield Road Bexleyheath

\*\*\* GUIDE PRICE £450,000 - £475,000  
\*\*\*

Built circa 1930's is this beautifully presented, 3 bedroom semi-detached 'Ellingham' style family home. This would ideally suit the growing family looking to upsize which is conveniently located for Barnehurst train station and many reputable primary schools,

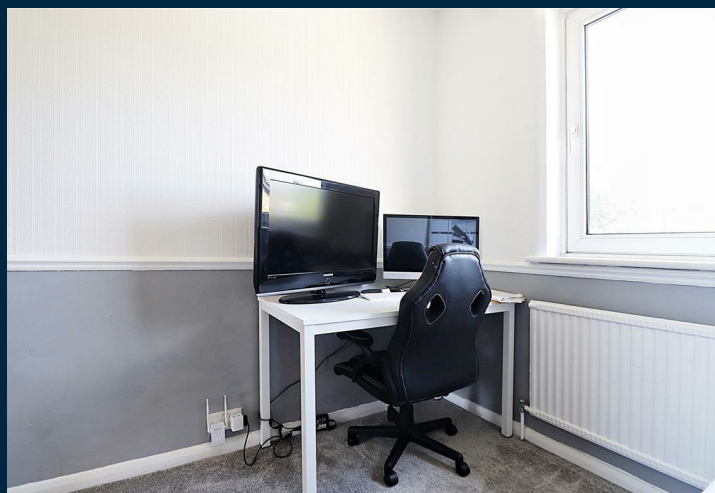
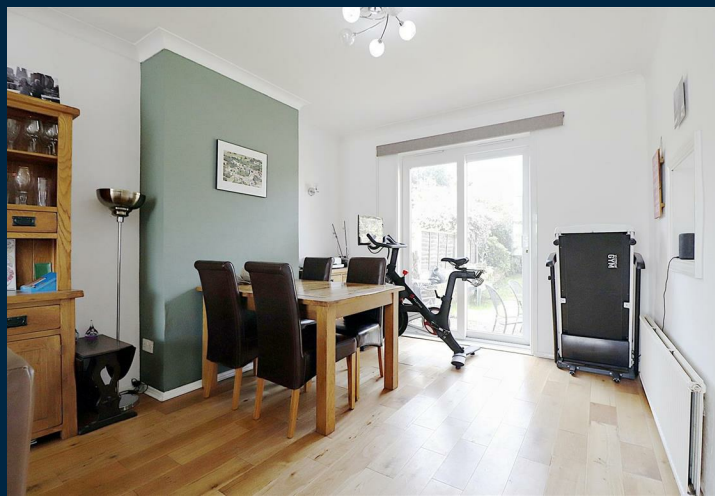
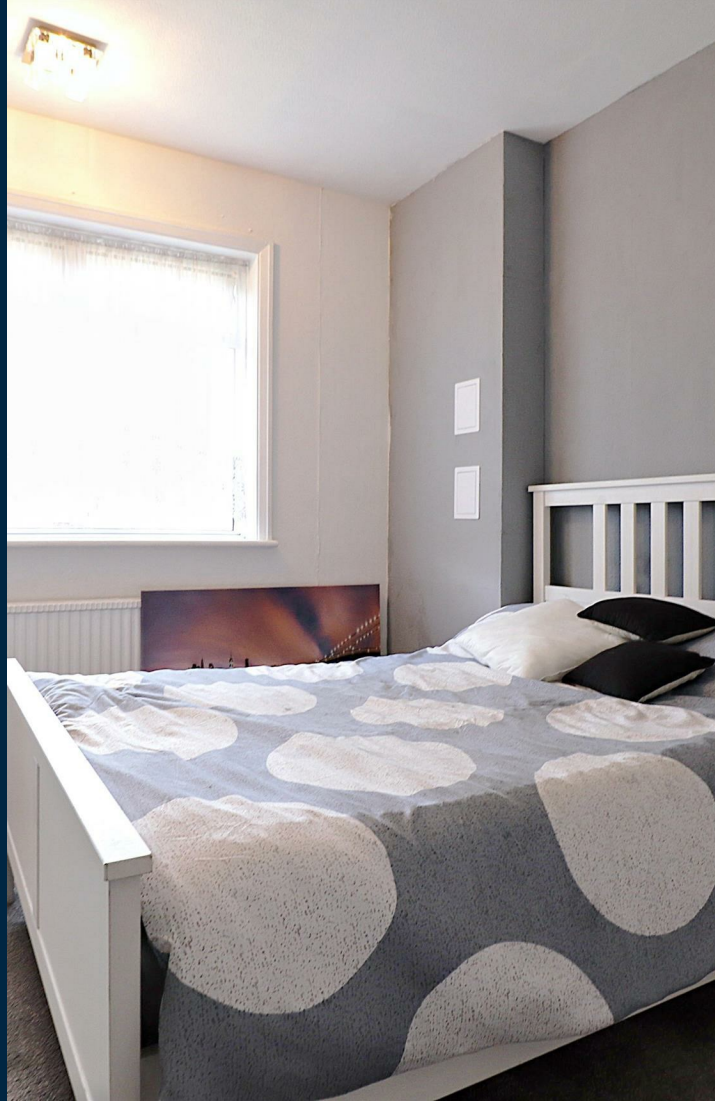
Homes of this style and location extremely sought after, so be quick in your decision making.

Downstairs there are two separate reception rooms. The lounge is a wonderful size, certainly enough for all the family to enjoy as one and features an exposed brick fireplace.

The dining room and lounge has been opened up creating a wonderful open social space and this has access to the rear garden. Upstairs has three well-proportioned bedrooms and a shower room at the front.

What's different about 'Ellingham' style homes is the size of bedroom 3. This is usually nicknamed the 'box room', but certainly bucks the trend here with it being an ample space for a child or young adult to enjoy.

To the rear is a well maintained garden which is a great size and parking on the front for three vehicles. There is also a garage to the side of the property.



- 1930's Semi Detached Ellingham Style Home
- Three Spacious Bedrooms
- Through Lounge/Diner
- EPC: TBC
- 914 Sq.Ft
- Private Rear Garden
- Off Road Parking For Two Vehicles
- Close To Barnehurst Train Station
- Shops Close By
- Close To Reputable Schools

