

TOTAL APPROX. FLOOR AREA 1124 SQ.FT. (104.5 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		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



BELMONT ROAD

ERTH

Guide Price £435,000



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Anthony Martin
Estate Agents

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

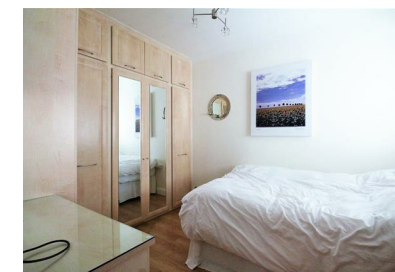
01322 557457

barnehurst@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



Guide Price £435,000 - £450,000

Located on the borders of Bexleyheath and the Pantiles is this charming three bedroom extended semi detached bungalow. The property itself is ideal for those looking to downsize from there current property yet retain much needed living space. Bexleyheath train station is close by for those who need to commute and local shops in the 'Pantiles' are also a short distance away for your everyday essentials.

The property comprises of three bedrooms as previously mentioned, but what stands outs with this bungalow is the side extension that has been added to give extra space to two of the bedrooms, allowing for the master bedroom to allow fitted wardrobes and the study to be feel more comfortable. The third bedroom is of a good size and ideal for those looking for a guest bedroom for friends and family to stay over the weekend. The bathroom is modern and tiled within offering a further bath and separate shower unit.

To the rear of the property is a spacious lounge. The views are picturesque onto the garden offering water features as well as a hot tub. The kitchen that was once a galley has also been altered and is prefect for those chefs in the family to show of the culinary skills. A conservatory is featured to, where you can sit as a family round a dining table or even if you just wish to kick back and relax during the day.

There is off street parking for a couple of vehicles.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

BELMONT ROAD

ERITH

- Extended Semi Detached Bungalow
- Three Bedrooms, Two Bedrooms With Fitted Wardrobes
- Large Lounge With Conservatory
- Modern Bathroom Suite
- Area Approximately 1,124 Sq,Ft
- Paved Rear Garden
- EPC: D 67
- Off Street Parking
- Ideal For Local Amenities
- Ideal Property For Those Looking To Downsize

