

TOTAL FLOOR AREA: 1453 sq.ft. (135.0 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.

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**Offers Over
 £700,000**

Standard Road South Bexleyheath

Location, location, location is the best advice given when buying a property and this one certainly delivers on that part, the property is located on a popular road on the south side of Bexleyheath, meaning you are literally within walking distance to everything you might need, this includes, shops, schools, nursery's, bars, restaurants and even Danson Park which is a great place to go and enjoy with the family.

The property itself has been completely transformed by the current owners from what it was and is now offering a massive amount of space throughout which has been finished to a very high standard!

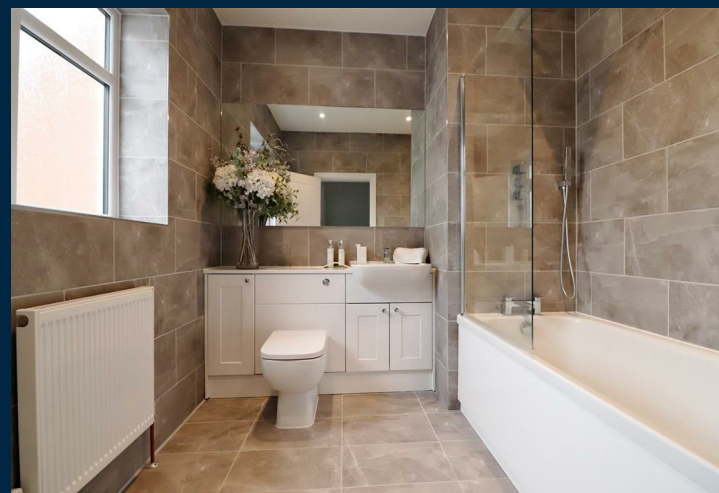
The accommodation on offer comprises of an entrance hall, this then gives access to all of the ground floor space, to the front of the home there is a good size lounge which is the perfect place to cuddle up and enjoy a movie of an evening, also to the front of the home is a multi purpose room which could easily be used as a fifth bedroom or even a study or playroom if needed.

The rear of the home certainly has the WOW factor as has been made in to a HUGE open plan kitchen/dining/family room, there is plenty of light to this room provided by a couple of skylights and the bi folding doors, the kitchen area has plenty of storage and comes with all the mod cons including built in appliances and granite worktops. Also to the ground floor is a good size WC.

To the first floor the space continues with **FOUR DOUBLE BEDROOMS** with the master having an en suite shower room as well as a **LARGE** family bathroom and spacious landing which would be ideal if your thinking of converting the loft space.

Externally there is a recently landscaped **SOUTH FACING** rear garden and off road parking to the front for two good size cars.

The finish is spot on and this will make a great family home, properties like this are in very high demand, so to not miss out **CALL ANTHONY MARTIN** now to view!



- **Stunning condition**
- **South Bexleyheath location**
- **Walking distance to shops & Train Station**
- **Double side and rear extension**
- **Amazing open plan kitchen/family room**
- **Four/five double bedrooms**
- **Large bathroom & en suite shower room**
- **Call Anthony Martin to view1**
- **Floor Area: 1453 sq ft**
- **EPC Rating: tbc**

