

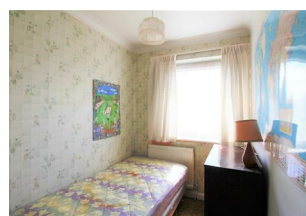
1ST FLOOR  
APPROX. FLOOR  
AREA 371 SQ.FT.  
(34.4 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 395 SQ.FT.  
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.1 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		



SYDNEY ROAD

ABBEY WOOD

Guide Price £300,000



rightmove.co.uk  
The UK's number one property website

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

**Anthony Martin**  
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





**\*\* GUIDE PRICE £300,000 - £325,000 \*\***

New to the market is this **THREE BEDROOM** mid terrace home which is being offered for sale **CHAIN FREE**. The property is located on a quiet residential road in Abbey Wood which is within walking distance to the **CROSSRAIL**, local shops and also other forms of public transport.

The accommodation on offer comprises of a good size lounge which is to the front of the property, this is a great size room, from here you can access the open plan kitchen / dining room which overlooks the well kept rear garden.

To the first floor there are **THREE GOOD SIZE BEDROOMS**, these are made up of two double bedrooms and one single bedroom there is also a family bathroom.

Externally there are front and rear gardens and an en bloc garage which may also need some TLC.

This is a great property and very good value for money, **CALL ANTHONY MARTIN NOW** to arrange your viewing!

**3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS**

## SYDNEY ROAD

ABBEEY WOOD

- Chain free
- In need of some updating
- Spacious property
- Three good size rooms
- Nice size lounge
- Open plan kitchen / Diner
- Garage en bloc
- Must be viewed
- Floorspace
- EPC - TBC

