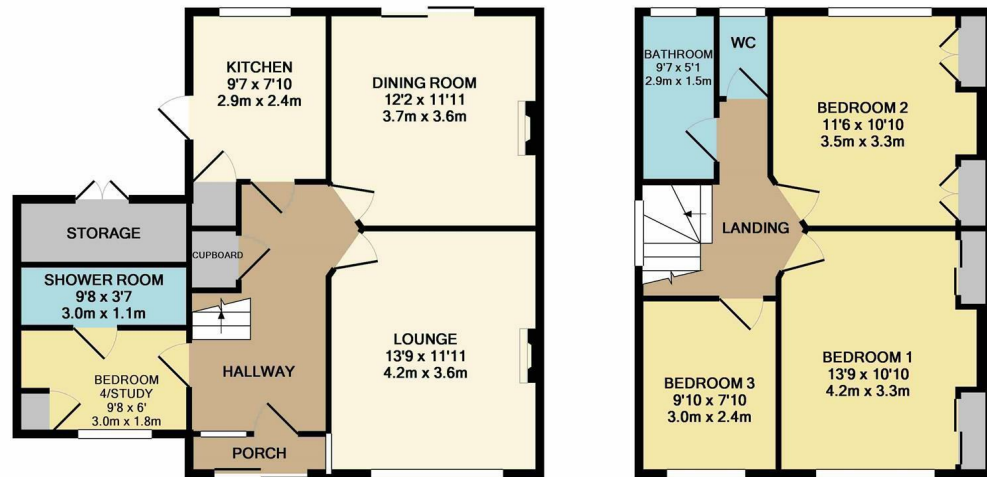


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR AREA 839 SQ.FT. (59.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 506 SQ.FT. (47.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1145 SQ.FT. (106.4 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.
Made with Metropix ©2019



LITTLE HEATH ROAD
BEXLEYHEATH
Offers Over £450,000



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



Calling all Feakes & Richards property lovers, we really do have a gem of a property for you.....yes it's the KING of them all the "K" Type!

This home has been lovingly cared for over the years by the current owners and it certainly shows as this "K" Type Feakes & Richards semi-detached home is immaculately presented both inside and out.

They say that you will know if you want to buy a property after 30 seconds of walking through the door, this is a great example of that property and I wouldn't be surprised if it didn't take as long as that.

On arrival you will notice that the property has already been EXTENDED to the side but being a corner plot has great further potential (STPP), parking won't be a problem either as there's space for 2 cars to the front of the property and a further 2 in the DOUBLE GARAGE to the rear of the home!

Once you enter the property you are greeted by the much loved entrance hall, this a spacious area which gives access to all of the living space, this includes two good size reception rooms, kitchen overlooking the garden, this property also has the benefit of a ground floor shower room and an extra room which could be used as a study, dressing room or even a fourth bedroom.

To the first floor there are THREE GOOD SIZE BEDROOMS, bathroom and separate WC.

Externally there is a good size rear garden and as mentioned before a great size double garage, with all this what is there not to love!?

CALL ANTHONY MARTIN TODAY TO ARRANGE YOUR VIEWING!

3 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

LITTLE HEATH ROAD

BEXLEYHEATH

- Chain Free
- 'K' Type Feakes & Richards
- The Pantiles Location
- Ground Floor Extension
- Three Good Size Bedrooms
- Bathroom & Shower Room
- Two Reception Rooms
- Call Anthony Martin To View
- Floor Area:
- EPC Rating: TBC

