

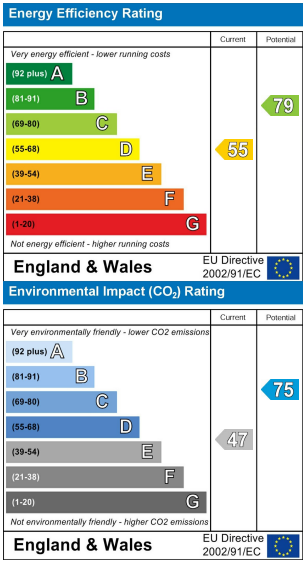
GROUND FLOOR  
APPROX. FLOOR  
AREA 487 SQ.FT.  
(45.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 439 SQ.FT.  
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 925 SQ.FT. (86.0 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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## HYTHE AVENUE BEXLEYHEATH

Guide Price £425,000



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

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

**Anthony Martin**  
Estate Agents

020 8303 3338  
bexleyheath@anthonymartin.co.uk  
www.anthonymartin.co.uk

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

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





**\*\* PRICE RANGE £425,000 - £450,000 \*\***

Located in the heart of the much sought after and desirable "Pantiles" is this EXTENDED THREE BEDROOM 'J' TYPE FEAKES & RICHARD family home.

The accommodation on offer consists Entrance hall which gives access to all of the ground floor living space, this includes a sitting / dining room to the front of the home, lounge to the rear and kitchen. The property also has the added bonus of a side extension which is currently used as a study.

To the first floor there are three bedrooms which are your traditional two doubles and one single bedroom and also the family bathroom which has been enlarged to now accommodate a four piece suite complete with roll top bath.

Externally there's off road parking to the front for a couple of cars, if needed this area can be made bigger and a large well maintained rear garden which comes complete with an outbuilding / workshop.

This property will certainly make a great family home which I'm sure is bound to attract a lot of interest so CALL ANTHONY MARTIN TODAY TO ARRANGE YOUR VIEWING!

**3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS**

## HYTHE AVENUE

BEXLEYHEATH

- Very well presented
- "J" type feakes & richards
- Side extension for study
- Large rear garden
- The pantiles location
- Two reception rooms
- Enlarged bathroom
- Must be viewed
- Floor Area
- EPC Rating - TBC

