



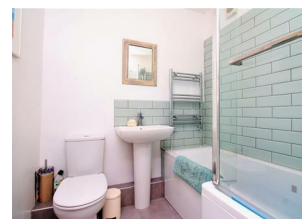
GROUND FLOOR  
APPROX. FLOOR  
AREA 824 SQ.FT.  
(76.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 503 SQ.FT.  
(46.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1327 SQ.FT. (123.3 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			
<div><div></div><div>(92 plus) A</div></div>			84
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>		65	
<div><div></div><div>(1-20) G</div></div>			
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			
<div><div></div><div>(92 plus) A</div></div>			81
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>		60	
<div><div></div><div>(1-20) G</div></div>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**GLENVIEW**  
UPPER ABBEYWOOD  
Guide Price £450,000



**rightmove.co.uk**  
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**PrimeLocation.com**

**onTheMarket.com**

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





**\*\* PRICE RANGE £450,000 - £475,000 \*\***

New to the market is this BEAUTIFULLY PRESENTED AND EXTENDED FOUR BEDROOM HOME which is located on a popular road in Upper Abbey Wood giving good access to local schools, shops and transport.

The property has undergone a complete transformation by its current owners and is now ready for the next lucky owner to move in, unpack and put their feet up.

The accommodation on offer comprises entrance hall, from here you can access the lounge which is all open plan to the kitchen/diner/breakfast room, this is a spacious, light and airy room which is the heart of the home, to the rear there are bi-folding doors overlooking the well maintained rear garden. There is also a WC to the ground floor.

To the first floor there are FOUR BEDROOMS and family bathroom.

Externally there is off road parking to the front for two cars and detached garage to the rear.

This is a lovely home which I'm sure will get a lot of interest, CALL ANTHONY MARTIN NOW to arrange your viewing!

**4 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS**

## GLENVIEW

UPPER ABBEYWOOD

- Extended end of terrace home
- Four bedrooms
- Bathroom & ground floor WC
- Open plan living/kitchen space
- Bi fold doors to rear
- Beautifully presented
- Well maintained rear garden
- Must be viewed
- Floorspace: 1,327 Sq Ft
- EPC - D 65

