



TOTAL APPROX. FLOOR AREA 1906 SQ.FT. (177.0 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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**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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DA7 6NB**

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**Guide Price  
£650,000**



## Manor Way Bexleyheath

A sensational, four/five bedroom family house, presented beautifully throughout and situated on a highly sought after road with a large garden which backs onto Barnehurst golf course. How much better can this get?

Over the past few years, the current owners have been through an extensive refurbish and extension programme and have turned this house into arguably one of the finest around.

This contemporary family house provides a wealth of entertaining space, together with flexible family living. The ground floor comprises a substantial sized lounge situated at the front of the property.

The stunning kitchen/dining room has been completely redesigned by the current owners and benefits from a beautiful kitchen with a large central island, which has been cleverly designed to incorporate a social gathering area where friends and family can gather at the island.

Bi fold doors open onto the garden making the whole area ideal for entertaining.

There is a separate snug area and velux windows peppered into the roof above allowing in an abundance of light.

Just behind the kitchen is a utility room and a downstairs shower room. Also on the ground floor is a further bedroom/study.

Upstairs has four further bedrooms and a large bathroom, all of a great size. A further stair case leads to a bonus loft room.

The landscaped garden benefits from outdoor lighting and a large terrace, ideal for alfresco dining.

The driveway caters for approximately 3-4 vehicles.



- **FOUR/FIVE BEDROOM SEMI DETACHED**
- **FULLY EXTENDED**
- **STUNNING KITCHEN DINER**
- **DOWNSTAIRS WC AND UTILITY ROOM**
- **LARGE DRIVEWAY TO THE FRONT**
- **BACKS ONTO GOLF COURSE**
- **BONUS LOFT ROOM**
- **EPC TBC**
- **1906 SQ FT**

