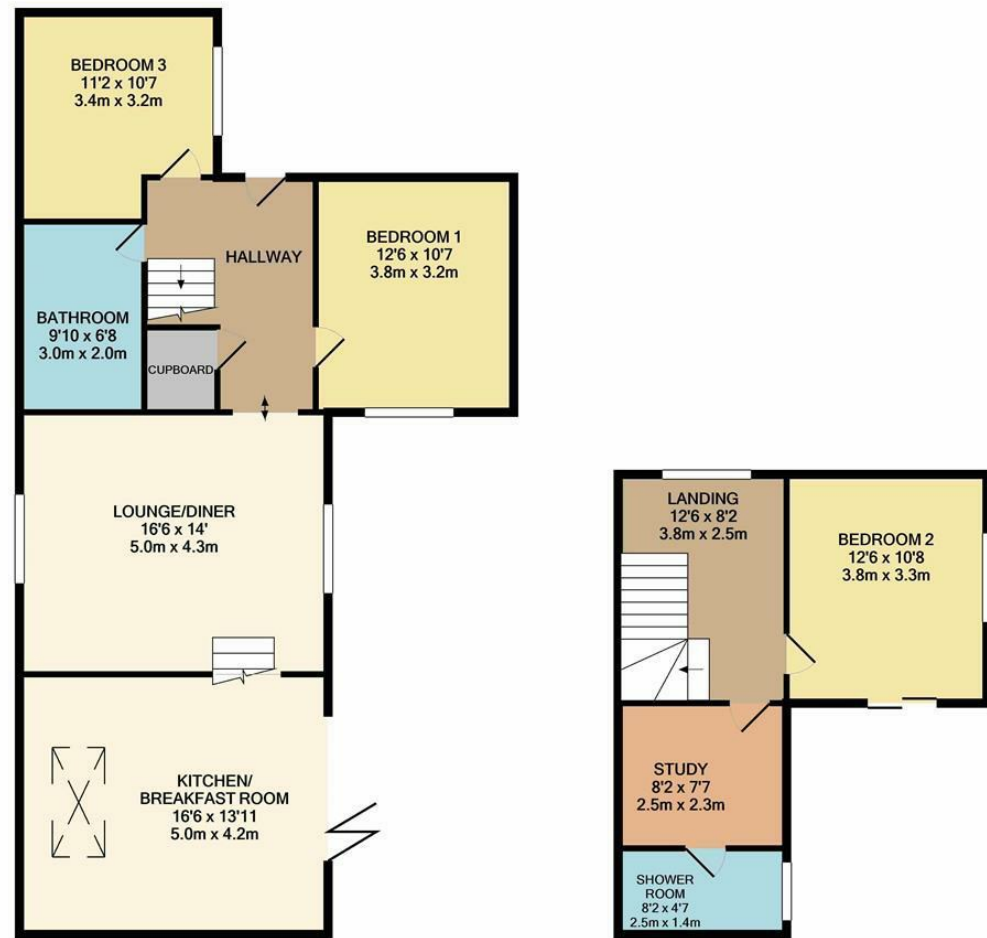


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating	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



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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AVENUE ROAD
BEXLEYHEATH
Guide Price £600,000



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The UK's number one property website

Zoopa.co.uk

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onTheMarket.com

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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



**** PRICE RANGE £600,000 - £650,000 ****

Anthony Martin estate agents are delighted to offer to the market this **BRAND NEW THREE DOUBLE BEDROOM DETACHED FAMILY HOME** which is located on Avenue Road, Bexleyheath, this is a great location and offers everything a family might need, including being only a short walk to Bexleyheath train station, Danson Park, a range of schools and nursery's including Grammar Schools and of course The Broadway which has a large variety of shops, bars and restaurants.

As mentioned the property is brand new and will come with a **10 YEAR GUARANTEE**, putting any buyers mind at rest, the property is currently being finished off and will offer spacious and light accommodation which will be finished to a very high standard.

On arrival the property is certainly impressive and stands out from the crowd with its modern appearance, the wood cladding certainly finishes the look off along with the eco friendly green roof, parking wont be a problem either as the home comes with off road parking for 4 cars!

Once entering the property you are greeted by an good size entrance hall, this gives direct access to two double bedrooms and bathroom, also off the hallway you can access the large lounge/dining room which then has steps leading down to the kitchen/breakfast room, this comes complete with bi folding doors opening to the landscaped garden.

To the first floor you will find another bedroom which also has the added benefit of a separate study and shower room.

Properties like this don't come up often, so if your looking for a unique property then this should definitely be at the top of your viewing list!

CALL ANTHONY MARTIN NOW to arrange your viewing!

3 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

AVENUE ROAD

BEXLEYHEATH

- Chain free
- Modern detached new build
- Three double bedrooms
- Bath and shower room
- Good size lounge/dining room
- Large kitchen/breakfast room
- Modern touches including ECO green roof
- Call Anthony Martin to view
- Floor Area: 1233 sq ft
- EPC Rating: tbc

