

GROUND FLOOR
APPROX. FLOOR
AREA: 682 SQ.FT.
(61.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA: 450 SQ.FT.
(41.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1132 SQ.FT. (103.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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**Guide Price
£325,000**

Hanbury Walk Bexley

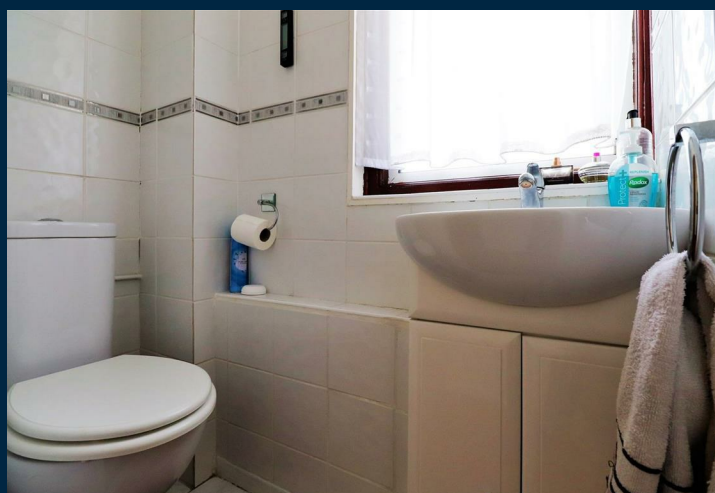
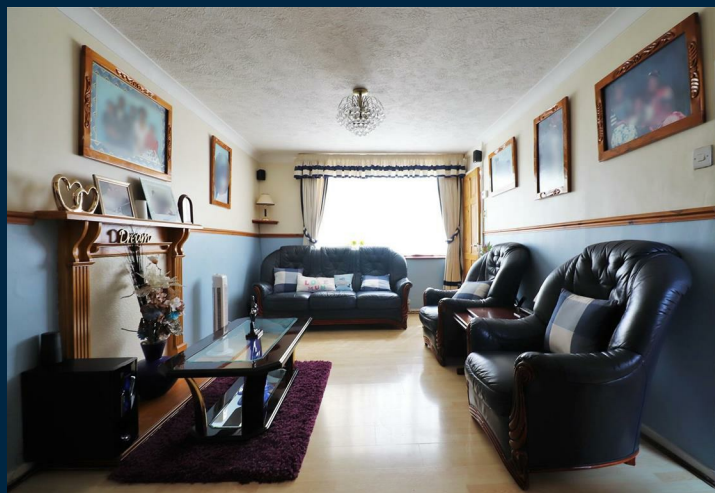
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This wonderful terrace family home is located in a quiet road in the heart of Joydens Wood.

The home itself offers the new owners, all the essentials you need from today's living standards. Starting on the ground floor, having walked through your front door set in the middle of the home, rooms span left and right. To your right is the living room offering more than ample amounts of space for you and all the family to sit back and relax together after a long day in the office which also benefits from an extension provides space to create an extra living space/ formal dining room or even a home office. To your left, is the open planned Kitchen/Diner complete with Breakfast Bar. Completing downstairs, true to family home essentials, there is a downstairs WC cloakroom accessed off the hallway.

Upstairs as you would expect you will find all three good sized bedrooms. As you would expect the master and bedroom two are a little wider. At over 9ft. long, bedroom three can definitely be considered as a small double. The family bathroom is finished with a three piece suite.

You would be missing out to not view this well presented family home. Call Anthony Martin Estate Agents today to book your viewing.



- Terraced Family Home
- Three Bedrooms
- Two Reception Rooms
- Front and Rear Garden
- EPC: D (64)
- Downstairs WC
- Garage to the rear
- Approx 1112 SQ.FT.
- Extended to the Rear
- Desirable Location

