



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | |
| (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 | | 78 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 53 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



BRIXHAM ROAD
WELLING
 Guide Price £400,000



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 The UK's number one property website

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Anthony Martin
 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 £400,000 - £425,000 ****

New to the market is this VERY WELL PRESENTED EXTENDED STEVENS STYLE FAMILY HOME, the property is located on Brixham Road which is located on the WELLING/BEXLEYHEATH BOARDERS giving easy access to local schools, shops and transport including being within walking distance both Bexleyheath and Welling train stations.

The property itself has been updated by the current owners to a very good standard and benefits from having a DOUBLE REAR EXTENSION!

The accommodation on offer comprises of a lounge to the front of the property, this room is bay fronted which not only adds character to the room but also adds a little more space, to the middle and rear of the property is a very good size and modern fitted kitchen/breakfast/dining room, this is an excellent room and is definitely the heart of the home.

To the first floor there are THREE GOOD SIZE BEDROOMS and modern family bathroom.

Externally there's off road parking to the front for two cars and a good size rear garden, to the rear of the garden is an outbuilding which is great for storage, but with a bit of work could be made into a great office or better still a bar!

This really needs to be viewed to be fully appreciated, so CALL ANTHONY MARTIN TODAY TO VIEW!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

BRIXHAM ROAD

WELLING

- Great Location
- Walking distance to BR
- Double rear extension
- Three good size bedrooms
- Modern fitted kitchen/breakfast room
- Good size garden
- Off road parking
- Call Anthony Martin to view
- Floor Area: 865 sq ft
- EPC Rating: TBC

