

TOTAL FLOOR AREA: 864 sq.ft. (80.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Offers In Excess Of
 £375,000**

**Appledore Avenue
Bexleyheath**

Offered to the market is this delightful two bedroom semi detached home, which is located in the highly sought after ABC Road location- Appledore Avenue.

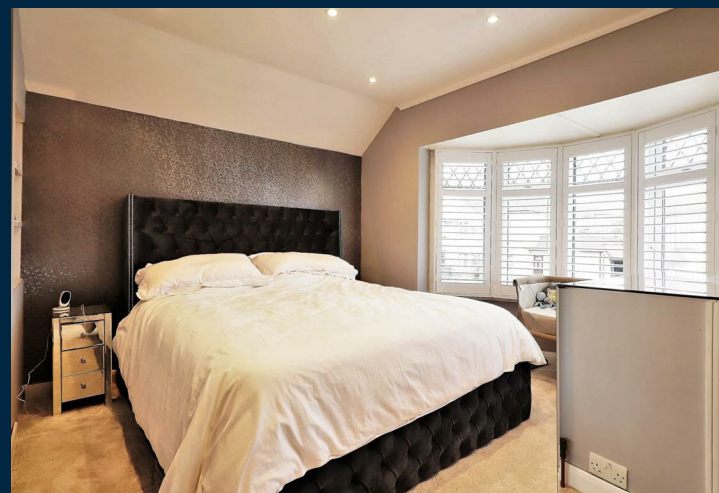
Close by are many reputable primary schools such as Barnehurst and Bursted Woods, in addition to Barnehurst mainline train station.

Just a short stroll away is the local shopping parade up in Northumberland Heath.

Internally this has two reception rooms, a study, shower room and kitchen to the ground floor.

Upstairs has two bedrooms and a bathroom.

Externally is a low maintenance rear garden and a driveway to the front, in addition to plenty of on road parking.



- **TWO BEDROOM SEMI DETACHED**
- **BEAUTIFUL CONDITION THROUGHOUT**
- **STUDY ON GROUND FLOOR**
- **DOWNSTAIRS SHOWER ROOM**
- **UPSTAIRS BATHROOM**
- **CLOSE TO GREAT SCHOOLS**
- **POPULAR ABC ROAD LOCATION**
- **864 SQ FT**
- **EPC - TBC**

