

TOTAL FLOOR AREA: 1537 sq.ft. (142.8 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.

**2 Pickford Lane  
 Bexleyheath  
 DA7 4QW**

**020 8303 3338  
 bexleyheath@anthonymartin.co.uk  
 anthonymartin.co.uk**

**Guide Price  
 £600,000**



# Heathside Avenue Bexleyheath

**\*\* PRICE RANGE £600,000 - £625,000 \*\***

Anthony Martin estate agents are delighted to be the sole selling agents for this **STUNNING FOUR BEDROOM EXTENDED FAMILY HOME** which is in show home condition throughout, the property has been extended and refurbished to a very high specification by the current owners who have created a really superb property, allowing the next lucky owner to simply move in, unpack and put there feet up to relax in there new home and be the envy of all there friends!

The home is located on a popular road in Bexleyheath which gives easy access to local shops, schools, nurseries and transport including being a short walk to Bexleyheath Train Station.

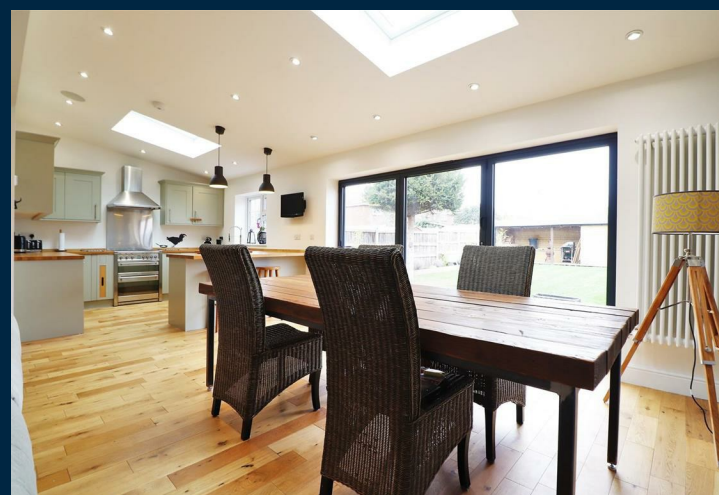
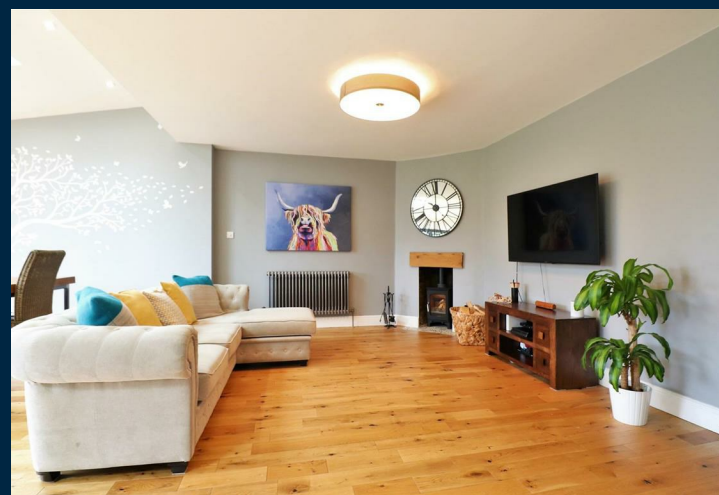
The accommodation on offer comprises of entrance porch which then leads into a spacious entrance hall, from here you can access all of the ground floor living space, to the front of the home there is a lounge, this room is bay fronted which not only adds character to the room but also a little more space, the heart of the home is to the rear of the property which im sure will blow you away once you find te **LARGE** open plan **KITCHEN/DINING/SITTING** room, this area benefits from having **SKYLIGHTS** and **BI FOLDING** doors making this a bright and airey space. Although this is a big area the sellers have created the perfect sitting space where you can relax in front of the log burner.

Also to the ground floor there is a utility room, shower room and access to the integral garage.

To the first floor there are **FOUR BEDROOMS**, these are made up of **THREE DOUBLES** and one single bedroom, the family bathroom is **AMAZING** and comes complete with a stand alone bath and walk in shower.

Externally there is off road parking to the front and a good size rear garden, if all this wasnt enough to the rear of the garden there is also your very own **BBQ** area which comes complete with hot and cold running water!

This **MUST** be at the top of your viewing list, so **CALL ANTHONY MARTIN NOW** to arrange your viewing!



- **Stunning condition inside & out**
- **Four bedroom semi detached home**
- **Walking distance to Bexleyheath train station**
- **Ground floor shower room & large first floor bathroom**
- **Large rear extension with skylights & bi fold doorsq**
- **Large kitchen/dining/sitting room with log burner**
- **Good size rear garden with outside BBQ area**
- **Call Anthony Martin to view**
- **Floor Area: 1537 sq ft**
- **EPC Rating: TBC**

