



GROUND FLOOR
APPROX. FLOOR
AREA 612 SQ.FT.
(56.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1089 SQ.FT. (101.2 SQ.M.)
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
Made with Metropix ©2021



rightmove Zoopla.co.uk PrimeLocation.com OnTheMarket.com



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
£500,000

The Grove

South Bexleyheath

**** PRICE RANGE £500,000 - £525,000 ****

Anthony Martin estate agents are delighted to offer to the market this **ATTRACTIVE** three bedroom semi detached family home which is located on the south side of Bexleyheath off of Danson Road!

The location is second to none and gives easy access to local schools, shops, crook log leisure centre, A2/M25 links and of course being walking distance to Danson Park which is a great place to visit with the family.

The property itself is crying out to be extended, like many others on the road and within this area, there is room to the side and rear for this aswell as plenty of room in the loft space if also desired, this would be subject to the normal planning permission granted.

The current accommodation on offer comprises of an entrance porch which is a great place to leave the muddy shoes after a walk around the park, this then leads into the entrance hall which gives access to all of the ground floor living space. The lounge/dining room has been made open plan and is a great size room which gives access to the rear garden, the kitchen is to the rear of the home which also gives access to the rear garden. There is also a WC to the ground floor.

To the first floor there are **THREE BEDROOMS** which consist of two double bedrooms and one single, the family bathroom is also to this floor.

Externally there is off road parking to the front aswell as a garage to the side, the rear garden is a great size and **SOUTH FACING**.

I'm sure this property will get alot of interest so to not miss out **CALL ANTHONY MARTIN** today to arrange your viewing!



- **Very sought after location off of Danson Road**
- **Walking distance to Danson Park**
- **Room to extend (STPP)**
- **Well presented**
- **Large Rear Garden**
- **Three bedrooms**
- **Ground floor WC & first floor bathroom**
- **Call Anthony Martin to view**
- **Floor Area: 1089 sq ft**
- **EPC Rating: E**

