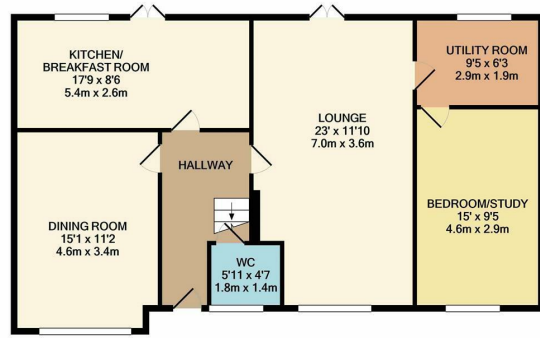
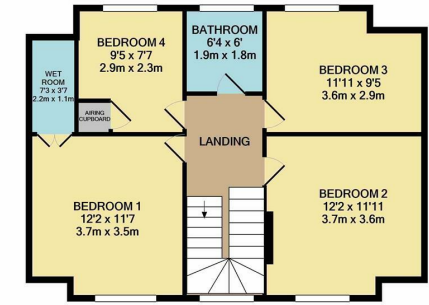


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

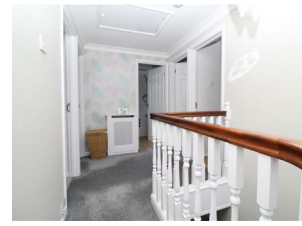
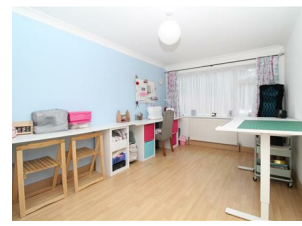


GROUND FLOOR
APPROX. FLOOR
AREA 867 SQ.FT.
(80.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 612 SQ.FT.
(56.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1478 SQ.FT. (137.3 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.
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FARADAY AVENUE
SIDCUP
£650,000



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onTheMarket.com

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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 - £650,000 - £675,000

Anthony Martin are pleased to introduce this well presented four/ five bedroom detached house near Sidcup Train Station which is only a 9 min walk away and (0.4 miles) according to Google Maps. You are also similar distance from the high street which has several local amenities and it is only a short drive from Abbey Hill Park.

To the front of the property you have plenty of parking space on your extended driveway which will accommodate 6+ cars quite comfortably for when you have your friends and family visit. Behind you have a well presented garden (approx 60' x 60') which has plenty of space for summer BBQ's.

This home which was built approximate in the 1960's has two separate reception rooms downstairs as well your bedroom 5/study, there is a utility area and downstairs w/c. You also have a well thought out kitchen/breakfast room which is over 17' in width. Upstairs you have four bedrooms, one of which has an en-suite wetroom all decorated in neutral tones so you can move in and not have to worry about doing a thing.

With plenty of space for a growing family on the inside and outside of this gorgeous home don't miss out by booking your viewing through us today!!

4 BEDROOMS • 3 RECEPTION ROOMS • 2 BATHROOMS

FARADAY AVENUE

SIDCUP

