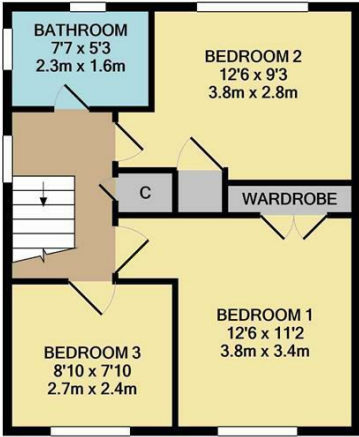


GROUND FLOOR
APPROX. FLOOR
AREA 605 SQ.FT.
(56.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1014 SQ.FT. (94.2 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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



DOWNE CLOSE WELLING

Offers Over £375,000



Anthony Martin
Estate Agents

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www.anthonymartin.co.uk

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

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



New to the market is this SPACIOUS SEMI DETACHED HOME which is located on a quiet cul de sac in Welling, the property itself has a good amount of space to the side and rear and is screaming out for an extension (STPP), however if all you need is three bedrooms then this property will certainly feet the bill.

The property is well presented and the current owners have even done a new block paved driveway giving this property off road parking for a good 2/3 cars depending on the vehicle size.

The accommodation on offer consists of an entrance porch which then leads into the entrance hall, from here you can access all of the living space, to the front of the home is the lounge, which is then partly open planed to the dining room, from here you have patio doors which lead into the conservatory, also from the dining room you can access the kitchen which has also been updated, from the kitchen theirs a door which leads to a lean to area and then to two storage rooms, some in the area have changed this area into a ground floor shower room or utility room.

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

Externally as mention the owners have already out in a new driveway and to the rear there is a very good size rear garden, this property does have a good amount of space to the side and certainly has enough room to extend if desired, of course this would be subject to planning permission, but there are others in the are who have done this,

CALL ANTHONY MARTIN TODAY TO VIEW!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

DOWNE CLOSE

WELLING

- Good size property
- Three bedrooms
- Modern kitchen & bathroom
- Two reception rooms
- Conservatory
- Large rear garden
- New Driveway
- Call Anthony Martin to view
- Floor Area: 1014 sq ft
- EPC Rating: b

