

GROUND FLOOR
APPROX. FLOOR AREA 684 SQ.FT. (63.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 379 SQ.FT. (35.2 SQ.M.)

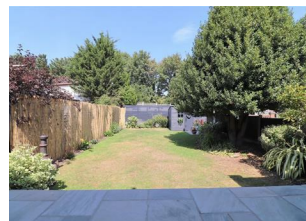
TOTAL APPROX. FLOOR AREA 1063 SQ.FT. (98.8 SQ.M.)

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		



ORCHARD AVENUE
 BELVEDERE
 Guide Price £450,000



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Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

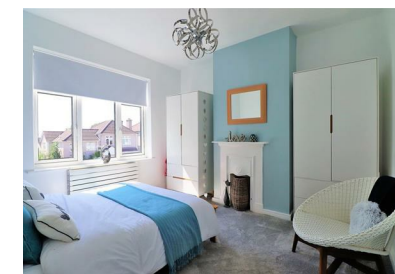
Anthony Martin
Estate Agents

9 Midfield Parade, Mayplace Road East,
Bexleyheath, Kent, DA7 6NB

01322 557457
barnehurst@anthonymartin.co.uk
www.anthonymartin.co.uk

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



Situated in a quiet road is this extended four bedroom semi detached property. The property itself is well located to shops, schools and transport links making this an ideal buy for those looking to move into the area.

The ground floor of this property offers a large amount of living space for those looking to up size within the area. The main reception has been refurbished offering a great space for a family to kick back and relax in with log burners adding to the charm. The kitchen/diner is the heart of most family homes and this one is certainly one that ticks all of those boxes when looking for a new house. An extension to the side of the property offers versatile uses as a study, bedroom or even a small reception room. There is a ground floor shower room which has been finished to a high standard.

The first floor offers three bedrooms and a modern bathroom suite, there is also potential to add a loft conversion which has recently been submitted by the vendors to offer another bedroom and en suite.

The garden is mainly laid to lawn but offers a stunning patio area at the front of the garden acting as a sun trap and ideal for those who like to sit and relax in the garden.

There is of street parking for two vehicles.

Drawings for a loft conversion with an en suite are in the process of being submitted to Bexley Council.

4 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

ORCHARD AVENUE

BELVEDERE

- Four Bedroom Semi
- Spacious Lounge/Diner
- Extended Kitchen
- Ground Floor Study And Separate Shower Room
- 1,063 Sq.Ft
- Private Rear Garden, Stunning Patio Area
- EPC: TBC
- Off Street Parking
- Quiet Location
- Potential Loft Conversion STPP

