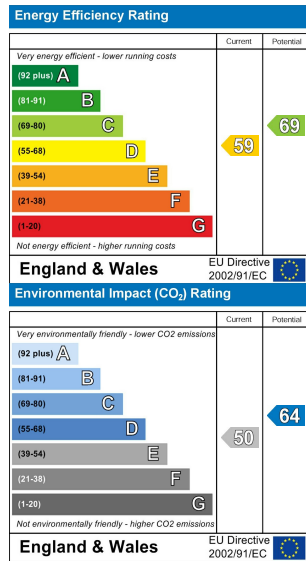


GROUND FLOOR  
APPROX. FLOOR  
AREA 502 SQ.FT.  
(46.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 916 SQ.FT. (85.1 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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MAYFIELD ROAD  
BELVEDERE

Guide Price £300,000



rightmove.co.uk  
The UK's number one property website

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com

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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





\*\*\* GUIDE PRICE £300,000 - £325,000 \*\*\*

A beautiful 3 double bedroom Victorian home, which is full of charming original features and is walking distance to the park and woods beyond. This property would be an ideal for first time purchase or investment property.

The ground floor boasts a large through lounge, with has a beautiful fireplace making this a cosy room to relax in, with the whole family. The dining area is a perfect space to dine and entertain with friends and offers access to the rear garden. This then leads you to the generous kitchen which benefits from fitted wall and base units, ample storage and space for appliances. The family bathroom is located beyond the kitchen and offers you a four piece suit which includes a bath and separate shower cubicle. The rear garden is mainly laid to lawn and also offers a nice patio area at the bottom, for you to enjoy on the sunny evenings. With double glazing installed 18 months ago and gas central heating allowing you all the modern comforts you need, whilst still maintaining the period feel of a wonderful Victorian home.

Located within Belvedere you will be close to local shops, amenities and be within walking distance to the train station and Primary Schools. Abbey Wood Cross Rail link is 2 miles away, allowing you fast access into Central London for those who commute. Franks' Park is at the top of the road and has a children's play area, along with a basketball court and woodland perfect for that daily dog walk or Sunday stroll.

Call the Anthony Martin Estate Agents for more information on 01322 557 457 or to book your viewing. EPC Rating D.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## MAYFIELD ROAD

BELVEDERE

- Three Double Bedrooms
- Mid Terraced Victorian Family Home
- Modern Downstairs Bathroom
- Through Lounge With Period Features
- Gas Central Heating
- Recently Installed Double Glazing
- Private Rear Gardens
- Walking Distance To Station
- Close So Schools And Shops
- EPC Rating D

