

GROUND FLOOR
APPROX. FLOOR AREA 488 SQ.FT. (45.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 456 SQ.FT. (42.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 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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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.

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**Guide Price
£350,000**

Barnfield Road Belvedere

Anthony Martin have the pleasure to offer to the market this lovely three bedroom family terraced home. Located in the heart of the popular Nuxley Village, Belvedere, which has a variety of essential shops for your everyday needs, plus popular bus routes.

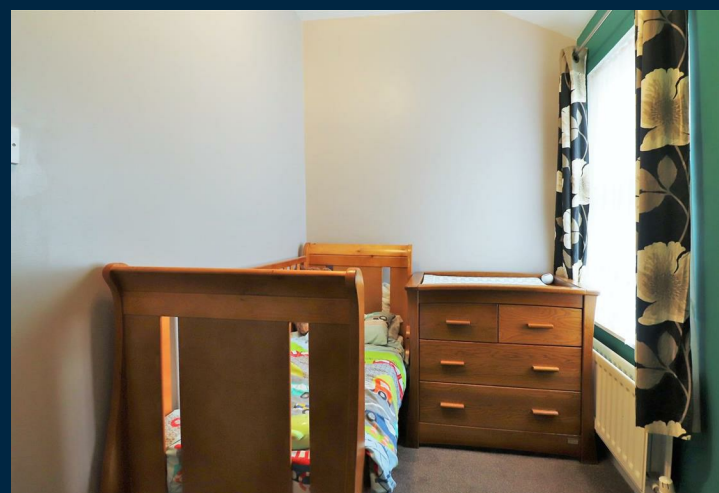
Over the past three years, this property has been beautifully modernised, making this home the ideal place for those who wish for nothing more to do when moved in, but relax.

The ground floor comprises of a good size lounge with a bay frontage window and a beautiful fireplace and separate dining room.

The kitchen has stunning modern units with quartz worktops, white wall tiles to compliment the kitchen plus a separate utility area. To the rear of the property is ground floor shower room with an eco-friendly toilet.

The first floor has three bedrooms, all of a generous size plus a contemporary family bathroom with a high spec grey furniture finish.

To the rear is a low maintenance garden and rear access gate leading to an alley.



- Three Bedroom Terraced House
- Two Reception Rooms
- Ground Floor Shower room plus toilet
- First Floor Family Bathroom
- Area: 918 Sq.Ft
- Close to Nuxley Village Shops
- On Street Parking
- Close To Bus Routes
- Private Rear Garden
- EPC: TBA

