

GROUND FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.5 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		85
(81-91) B		
(69-80) C	72	
(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		83
(81-91) B		
(69-80) C	70	
(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		



FELIXSTOWE ROAD
 ABBEY WOOD
 Offers Over £325,000



2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

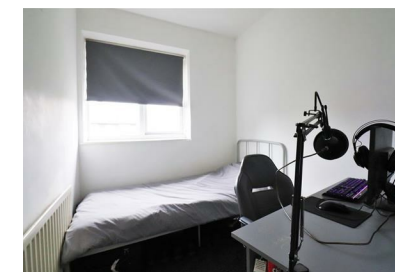
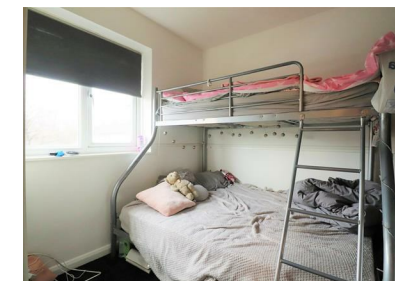
Anthony Martin
Estate Agents

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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



We are pleased to present to the market this CHAIN FREE THREE BEDROOM end of terrace family home which is situated on the popular Abbey wood estate. This family home is conveniently located for Abbey Wood Mainline station which will soon be benefiting from Crossrail, along with bus routes and local schools.

The accommodation on offer comprises Entrance hall, lounge/ dining room, kitchen, landing, three bedrooms and upstairs bathroom. Externally there are front and rear gardens.

Call Anthony Martin now to arrange your viewing!

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

FELIXSTOWE ROAD

ABBEE WOOD

- Chain free
- Three bedrooms
- Spacious property
- Good condition
- Lounge / diner
- Kitchen
- Close to Abbey Wood station/Crossrail
- Call Anthony Martin to view
- Floor Area: tbc
- EPC Rating: tbc

