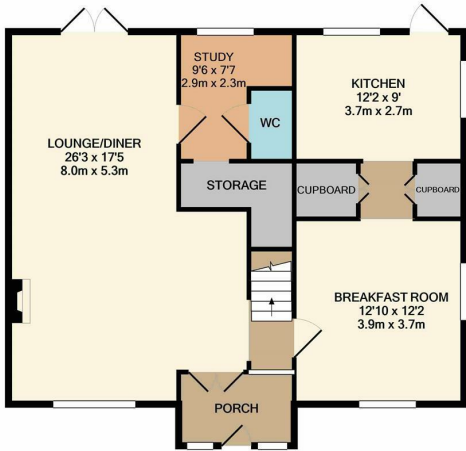
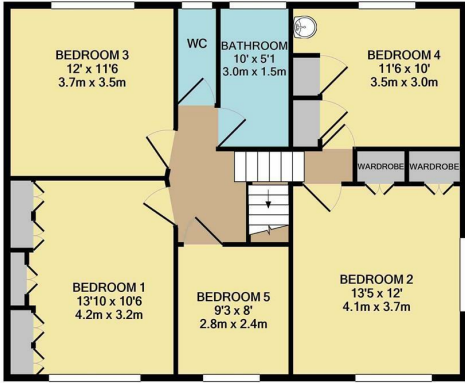


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	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



GROUND FLOOR
APPROX. FLOOR
AREA 843 SQ.FT.
(78.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 821 SQ.FT.
(76.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1664 SQ.FT. (154.6 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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CRANBROOK ROAD
BEXLEYHEATH
Guide Price £525,000



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

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com

Anthony Martin
Estate Agents

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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



**** PRICE RANGE £525,000 - £550,000 ****

If your looking for a property that is oozing space.....then look no further as this EXTENDED FAMILY HOME provides just that!

The area is second to none being located within the much sought after 'THE PANTILES', Cranbrook Road itself can be found just off of Little Heath Road and gives great access to local shops, a range of primary and secondary schools, transport and The Earl Haig, which is a great place to enjoy with friends and family.

The home is bright and airy throughout and although already has very spacious rooms the property is on a corner plot which gives this home the extra potential of further extensions to the side and rear which could make this home HUGE!

The current accommodation on offer comprises of an entrance hall, this is a good size which then has double doors leading into the ENLARGED living area, this room has been completely opened up and is now a very large area which can be enjoyed by the whole family, also to the ground floor is a separate dining room, kitchen, study and ground floor WC.

To the first floor there are FIVE GOOD SIZE BEDROOMS which consists FOUR DOUBLES and ONE LARGE SINGLE bedroom, the bathroom and WC are separate which is the original layout however depending on preference there are many homes in the area who have made this into one room which does create a very good size bathroom.

Externally there is off road parking to the front for comfortably FOUR CARS and a detached garage to the rear, the garden goes to the side and rear of the home and is a great selling point for this property.

Due to the large garden, spacious rooms and also the future scope to extend (stpp) I'm sure this property will get a lot of interest, therefore to not miss out CALL ANTHONY MARTIN NOW to view!"

5 BEDROOMS • 3 RECEPTION ROOMS • 1 BATHROOMS

CRANBROOK ROAD

BEXLEYHEATH

- Sought after location
- Corner plot
- Spacious accommodation
- Five good size bedrooms
- Enlarged lounge/sitting/dining room
- Separate dining room
- Very well presented
- Call Anthony Martin today to view
- Floor Area: 1664 sq ft
- EPC Rating: tbc

