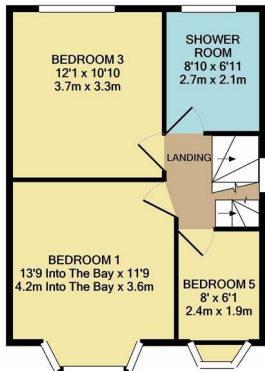
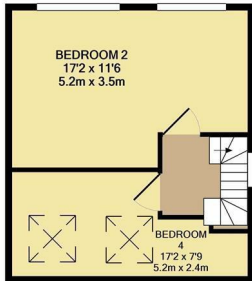


GROUND FLOOR  
APPROX. FLOOR  
AREA 819 SQ.FT.  
(76.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 438 SQ.FT.  
(40.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 329 SQ.FT.  
(30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1586 SQ.FT. (147.3 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		82
(81-91) B		
(69-80) C	65	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



# CHESSINGTON AVENUE BEXLEYHEATH Guide Price £500,000



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The UK's number one property website

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

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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





**\*\* PRICE RANGE £500,000 - £525,000 \*\***

Anthony Martin are very excited to offer to the market this EXTENDED 'J' type Feakes & Richards family home which has been completely transformed, the layout of home has been greatly improved and offers a real sense of space throughout.

The property is located on Chessington Avenue which is a very sought after residential road within The Pantiles, this property has great access to local schools, shops and transport making this an ideal location for families!

The property has been extended to the rear of the home with a single storey extension and also benefits from having a spacious loft conversion, the property still has further scope to extend subject to the normal planning permissions being granted.

The accommodation on offer comprises of entrance porch which then leads in to the hallway, the lounge has been incorporated into the extension and is now a great size room to the rear of the home which gives access to the rear garden.

The Kitchen/Dining room has been made open plane and is a huge space and certainly makes it the heart of the home and a great space to entertain, you can also access the garden from here too.

Also off of the hallway is access to the storage room which would make the ideal utility room, you can also access the ground floor WC from here which with a little moving around would also be big enough to add a shower if desired.

To the first floor there are three bedrooms which are made up of two double bedrooms and one single aswell as the enlarged modern family bathroom which I'm sure will suite most buyers tastes.

As mentioned before this property also has a loft conversion done which currently has a further two bedrooms.

Externally there is plenty of off road parking to the front and a good size rear garden.

This is a great size home which is well presented throughout and I'm sure will get alot of interest, to not miss out CALL ANTHONY MARTIN NOW TO ARRANGE YOUR VIEWING!

**5 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS**

**CHESSINGTON AVENUE**  
BEXLEYHEATH

- The Pantiles location
- Large family home
- Rear extension
- Loft conversion
- Five bedrooms
- Very spacious throughout
- Nice size rear garden
- Call Anthony Martin to view
- Floor Area: 1586 sq ft
- EPC Rating: D

