



GROUND FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 740 SQ.FT. (68.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		43	
(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			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



HASSOP WALK

LONDON

Offers Over £300,000



7 Bourne Road, Bexley, DA5 1LW

Anthony Martin
Estate Agents

01322 47 99 33
bexley@anthonymartin.co.uk
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



Anthony Martin are very excited to offer for sale this three-bedroom mid terraced property in a very accessible part of Mottingham which is also close to local amenities and a variety of schools to choose from.

At present the property comprises of a porch which leads into a hallway. Off of the hallway you have access to a nice size lounge area and in a separate entrance your kitchen diner. Also, on the ground floor you have a bathroom and a separate W/C. Upstairs you have three bedrooms, two of which are double. There is no double glazing but there is potential for you to put your own stamp and make this your home or a worthwhile investment. This property also boasts a front and back garden for you to enjoy with communal grounds to the front.

An early viewing is recommended with this property so please call Anthony Martin Estate Agents today to book!

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

HASSOP WALK

LONDON

- Three Bedroom Terrace House
- Front & Rear Garden
- Situated off of the road
- Close to Shops and schools
- No double glazing
- No onward Chain!!
- Viewing Recommended
- Near Mottingham Recreation Ground
- Downstairs Bathroom
- Potential For Improvement

