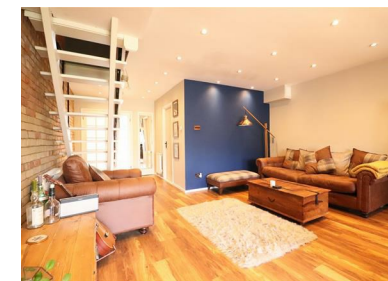


TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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			84
(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 <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	



GAINSBOROUGH SQUARE  
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Offers Over £500,000



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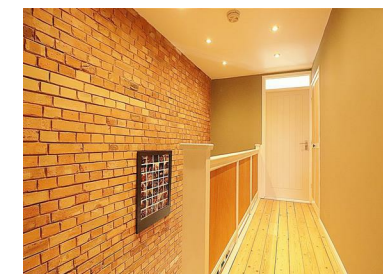
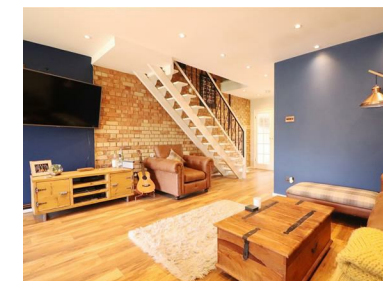
2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

**Anthony Martin**  
Estate Agents

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bexleyheath@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



New to the market is this STUNNING MID TERRACE HOME which is located in a popular development in Bexleyheath, the location is very quiet however gives access to everything you might need including walking distance to Bexleyheath Train Station, local schools, shops and of course the popular Danson Park which is a great place to visit with the family.

The property has undergone a HUGE transformation by the current owners who have left no stone unturned and have now created a home which is in show home condition!

The accommodation on offer comprises of an entrance hall which comes with built in storage cupboards, this then leads in to the VERY SPACIOUS open plan living/dining and kitchen area, this is certainly the heart of the home and is a great place to relax after a busy day, from here you can also access the integral garage and the rear garden.

To the first floor there are THREE GOOD SIZE BEDROOMS with the master having its own EN SUITE shower room plus balconies to this room and the second bedroom, there is also a good size bathroom.

This really is a great home which has been updated to a very high standard allowing the next lucky owner to simple move in, unpack and to enjoy there new home which literally looks like it has been taking out of a property magazine!

Call Anthony Martin now to arrange your viewing!

3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

## GAINSBOROUGH

BEXLEYHEATH

- Stunning property throughout
- Sought after development
- Walking distance to Bexleyheath Train Station
- Three good size bedrooms
- Modern bathroom & en suite
- Show room condition open plan lounge/diner/kitchen
- Integral garage & off road parking
- Call Anthony Martin to view
- Floor Area: 1032 sq ft
- EPC Rating: C

