

GROUND FLOOR  
APPROX. FLOOR  
AREA 418 SQ.FT.  
(38.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 419 SQ.FT.  
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 837 SQ.FT. (77.8 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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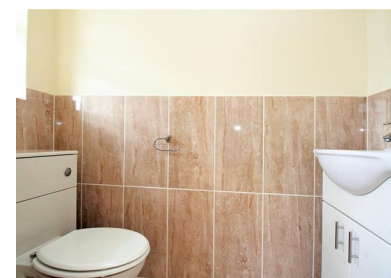
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



35a

EVERSLEY AVENUE  
BEXLEYHEATH DA7 6RD

Guide Price £400,000



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The UK's number one property website

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nTheMarket.com

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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





**\*\*NEW BUILD\*\***

Please note this property is NOT being offered with 'HELP TO BUY'

We are delighted to offer onto the market this newly built three bedroom end of terraced house which would be perfect for the growing family, looking for nothing to do when moved in except un pack and un wind.

The ground floor has a beautifully presented open plan lounge/ kitchen diner in one, making this the ideal space for entertaining guests in.  
The kitchen has fully built in appliances and a modern design to compliment it further.  
This is the room to enjoy the garden from come rain or shine, as access is directly from the kitchen.

Just off this room is a downstairs WC.

Upstairs has three double bedrooms and a bathroom.  
Each room benefits of newly fitted carpet and fire doors for extra added security.

There is parking to the rear with access via the side road.

**3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS**

# 35a EVERSLEY AVENUE

BEXLEYHEATH DA7 6RD

- 3 Bedroom Corner Plot
- New Build
- Finished To A High Standard
- No Chain
- Close To Station
- Great Schools Nearby
- Downstairs WC
- Stunning Kitchen Diner
- 837 SQ FT

