

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	



HYTHE AVENUE
BEXLEYHEATH

Guide Price £400,000

TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.6 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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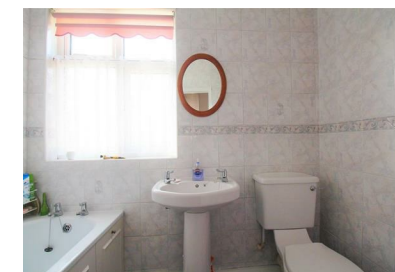
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Anthony Martin
Estate Agents

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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 £400,000 - £425,000 **

New to the market and rarely available is this TWO BEDROOM FEAKES & RICHARDS SEMI DETACHED BUNGALOW which is located on a popular road within 'The Pantiles' in Bexleyheath, giving the property great access to a range of local shops and transport.

Once arriving at the property parking wont be a problem as there is a driveway to the front which can take three cars comfortably and the road itself doesn't have any parking restrictions.

The accommodation on offer comprises of an entrance hall which gives access to all of the living space, the reception rooms have been knocked through so now there is a lovely open plan lounge / dining room which also benefits from looking over the well kept rear garden, by opening this room the area is now filled with natural light making this a great place to relax. Further to this the main bedroom is to the front of the property which is bay fronted this gives the room more space, the second bedroom is also a double room which has built in storage. The kitchen and bathroom are to the rear of the property.

Externally as mentioned the rear garden is well maintained and gets plenty of sun, there is space around the property so if you did want to extend then subject to planning permission this could also be done.

This really is a very homely property with a great feel to it and I'm sure will get alot of interest so to not miss out CALL ANTHONY MARTIN NOW to arrange your viewing!

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

HYTHER AVENUE

BEXLEYHEATH

- Feakes & Richards bungalow
- 'The Pantiles' location
- Two bedrooms
- Open plan lounge / dining room
- Good amount of off road parking
- Nice rear garden
- Well presented
- Call Anthony Martin to view
- Floor area:
- Epc Rating: TBC

