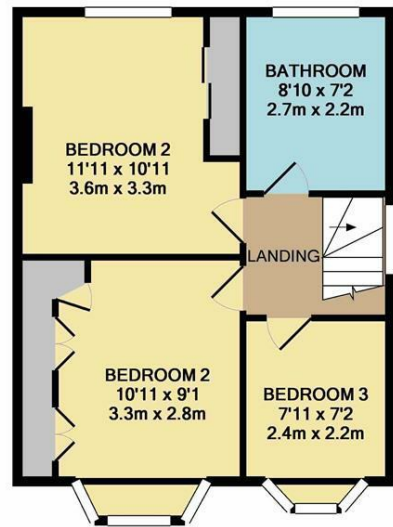


GROUND FLOOR
APPROX. FLOOR
AREA 754 SQ.FT.
(70.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1179 SQ.FT. (109.5 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		67	
(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			80
(81-91) B			
(69-80) C		65	
(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	



BOSTALL PARK AVENUE
BEXLEYHEATH
Offers Over £475,000



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2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Anthony Martin
Estate Agents

020 8303 3338
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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



If you're looking for that perfect family home where you can move in, unpack and put your feet up then look no further as I'm sure this EXTENDED 'J' type Feakes & Richards property will fit the bill!

Firstly, the property is located on a very popular residential road which is perfectly positioned for local schools, shops and transport which is definitely everything a family will be looking for.

Secondly the property is stunning inside and out and has been lovingly cared for and updated throughout by the current owners to a modern and high standard.

The accommodation consists Entrance porch leading into a light entrance hall which from here gives you access to a large open plan lounge, this then leads into an extended dining room / sitting room which stretches across the whole back of the property, this is a great part of the home which I'm sure most families would spend a lot of time, you can also access the enlarged modern kitchen from here or from the hallway.

To the first floor there are three bedrooms and modern family bathroom.

Externally there is a resin finished driveway to the front giving off road parking and a very well maintained rear garden.

This property is ready to move into and will continue to make a great family home, to not miss out call Anthony Martin now to arrange your viewing!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

BOSTALL PARK AVENUE

BEXLEYHEATH

- Very nice condition
- Extended to side and rear
- New resin driveway
- Sought after location
- Popular 'J' type Feakes & Richards
- Good size rear garden
- Modern kitchen & bathroom
- Must be viewed
- Floor Area: 1179 Sq Ft
- EPC TBC

