

TOTAL FLOOR AREA: 1200 sq.ft. (111.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The layout, content and appearance shown here and been tested and no guarantee is given as to their operability or efficiency can be given.
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Zoopla.co.uk

PrimeLocation.com

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IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

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**Guide Price
 £475,000**

Barrington Road Bexleyheath

**** PRICE RANGE £475,000 - £500,000 ****

Anthony Martin are delighted to be the sole selling agents for this **EXTENDED THREE/FOUR BEDROOM** semi detached family home, the property is located on Barrington Road which is a quiet location close to local shops, schools and transport including being within walking distance to Bexleyheath Train Station.

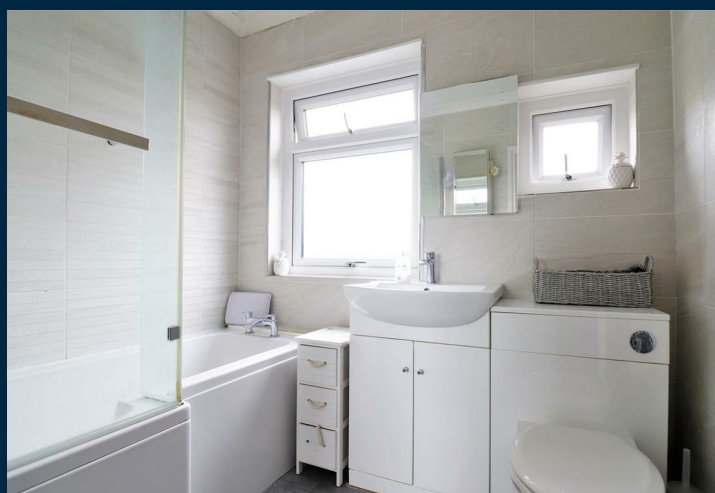
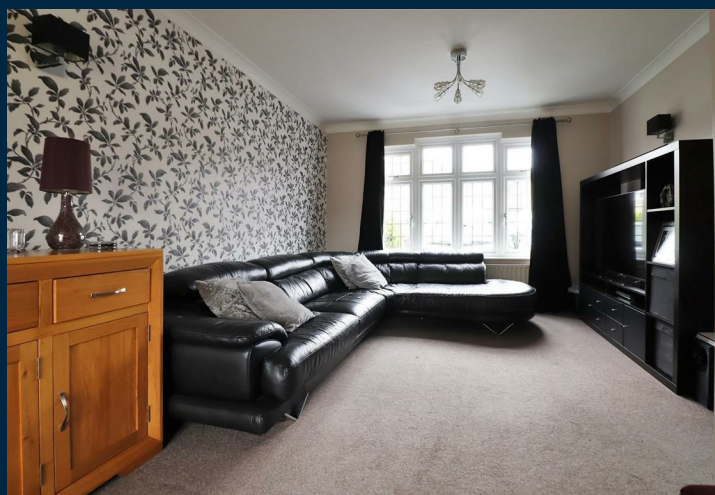
The accommodation on offer comprises of an entrance porch which then leads in to the entrance hall, this gives access to all of the ground floor living space. The lounge has been made open in to the original dining area, this is currently used as a one big lounge giving plant or room for the family. What would have been the garage to the side has been converted in to a usable room which could have many uses including an extra bedroom or maybe what everyone needs, an office!

The property has been extended to the rear of the home, so now there is a **LARGE** open plan kitchen/dining room overlooking the **SOUTH FACING** rear garden, also off this area is a utility room and ground floor WC.

To the first floor there are **THREE GOOD SIZE BEDROOMS** and family bathroom.

Externally as mentioned there is a good size south facing rear garden and off road parking to the front for three cars.

This is a great home which must be viewed, so to not miss out **CALL ANTHONY MARTIN** to arrange your viewing!



- **Extended semi detached home**
- **Walking distance to Bexleyheath Train Station**
- **Close to local schools & shops**
- **Three/four bedrooms**
- **First floor bathroom & ground floor WC**
- **Extended kitchen/dining room**
- **Large lounge**
- **Call Anthony Martin to view**
- **Floor area: 1200 sq ft**
- **EPC Rating: tbc**

