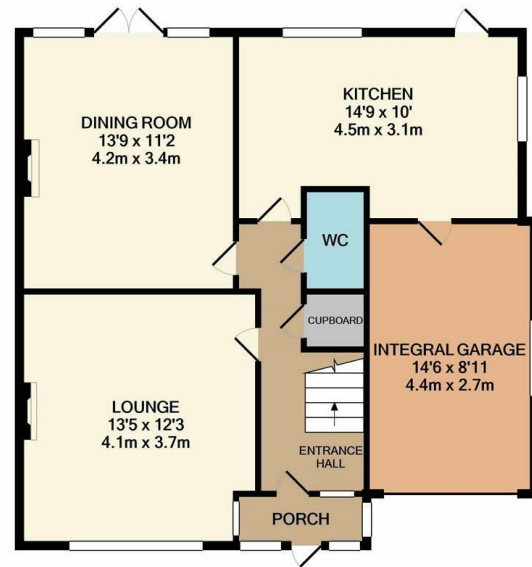
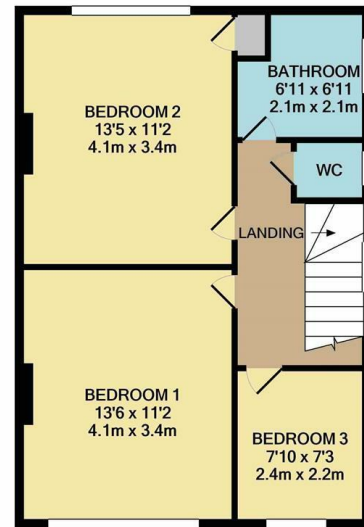


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		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	



GROUND FLOOR
APPROX. FLOOR
AREA 717 SQ.FT.
(66.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 499 SQ.FT.
(46.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1216 SQ.FT. (113.0 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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OAKLANDS ROAD
SOUTH BEXLEYHEATH
Offers Over £475,000



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PrimeLocation.com

onTheMarket.com

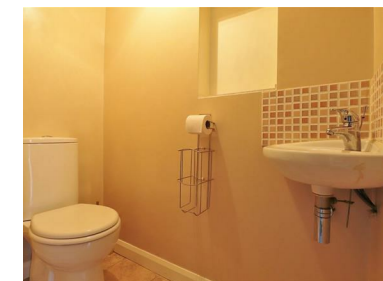
2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Anthony Martin
Estate Agents

020 8303 3338
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



Located on a very desirable road on the south side of Bexleyheath is this ATTRACTIVE CHAIN FREE EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME, the property has had a small extension done to the kitchen area already which goes behind the garage but this property certainly offers a lot more scope to extend further (STPP).

The property is on a quiet residential road which gives you access to everything a family might need, this includes being within walking distance to local schools, including Townley Grammar as well as The Broadway which has a large range of different shops, bars and restaurants. The property is also ideally located for A2/M25 links.

The accommodation on offer comprises of entrance porch which leads into the entrance hall from here you can access all of the ground floor living spaces including the ground floor WC, the lounge is to the front of the home which is a good size room whilst the dining room is to the rear of the home overlooking the rear garden, the kitchen can also be found to the rear of the home and as previously mentioned this has already been extended behind the garage making this a much better size room, you can also access the garage and garden from here.

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

Externally there is off road parking to the front and a large rear garden.

CALL ANTHONY MARTIN NOW TO VIEW!

3 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

OAKLANDS ROAD

SOUTH BEXLEYHEATH

- Chain free
- Further room to extend (STPP)
- Walking distance to Townley Grammar
- Good size property
- Three bedrooms
- Two reception rooms
- Ground floor WC
- Call Anthony Martin to view
- Floor Area: 1216 sq ft
- EPC Rating: TBC

