

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			
(55-68) D		62	
(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			78
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GIPSY ROAD
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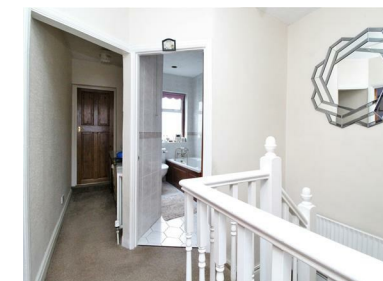
2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

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



Anthony Martin estate agents are delighted to offer to the market this spacious **THREE BEDROOM** semi detached family home which is located on a popular road on the **WELLING/BEXLEYHEATH** borders, giving this property great access to a range of schools, shops and transport which include being within walking distance to both Bexleyheath and Welling train stations.

The property has already been **EXTENDED** to the rear with a double storey extension but also still has further scope to extend further subject to the usual planning consent.

The accommodation comprises of entrance hall, lounge to the front of the home and dining room in the middle, this is then open plan to a good size kitchen.

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

Externally there is off road parking to the front for multiple cars and garage to the side, the rear garden is also a good size.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

GIPSY ROAD

WELLING

- Extended semi detached home
- Three good size bedrooms
- Two reception rooms
- Large kitchen
- Good size garden
- Off road parking for multiple cars
- Great location
- Call Anthony Martin to view
- Floor Area: tbc
- EPC Rating: tbc

