

GROUND FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 587 SQ.FT.
(54.6 SQ.M.)

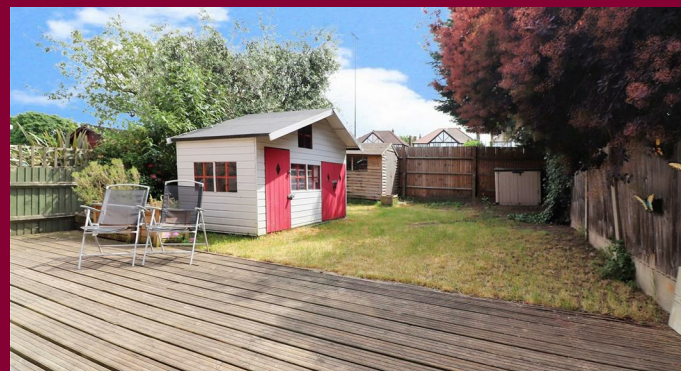
TOTAL APPROX. FLOOR AREA 1242 SQ.FT. (115.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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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.

**7 Bourne Road
Bexley
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**Price Range
£450,000**

Margaret Road Bexley

Price Range £450,000 - £475,000

This Four Bedroom Semi-Detached family home is situated close to Danson Park with easy access to the A2, Bexley Village and Bexleyheath town center with their respective train stations.

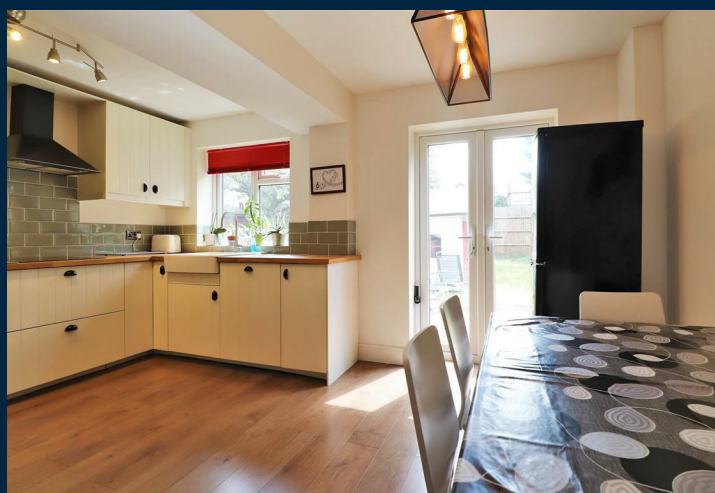
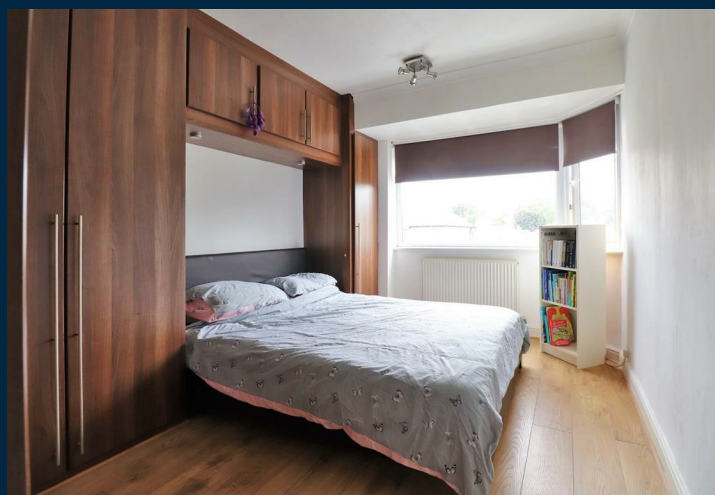
Being a family home, good local primary and secondary schools are in abundance close by with Crook log leisure center also only within a mile away.

On the ground floor you are greeted by a welcoming entrance hall offering easy access to the main living areas of the house. The lounge runs from the front to the back of the property.

The kitchen-diner is sure to impress and as they say 'If mama is happy - everyone is happy' and mama is sure to be happy rustling up a hearty meal in this kitchen. Just behind the kitchen is a downstairs WC and utility area.

Stairs lead from the hallway to the first floor where there are four bedrooms, with one of the bedrooms boasting an en suite shower room. There is also a family bathroom of the landing.

To the front there is a driveway providing off street parking and a south facing garden to the rear.



- **FOUR BEDROOM SEMI DETACHED**
- **LARGE THROUGH LOUNGE**
- **DOWNSTAIRS WC AND UTILITY AREA**
- **CUL DE SAC**
- **CLOSE TO DANSON PARK**
- **EN SUITE TO BEDROOM**
- **1242 SQ FT**
- **BEXLEYHEATH RAILWAY STATION WITHIN 1.2 MILES**

