



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



STAPLETON ROAD  
BEXLEYHEATH  
Offers Over £450,000



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Estate Agents

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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





Calling all Feakes & Richards property lovers, we really do have a gem of a property for you.....yes it's the KING of them all the "K" Type!

First words that come to mind to describe this property are WOW, STUNNING and AMAZING! This home has been lovingly cared for over the years by the current owners and it certainly shows as this "K" Type Feakes & Richards semi-detached home is immaculately presented inside and out.

They say that you will know if you want to buy a property after 30 seconds of walking through the door, this is a great example of that property and I wouldn't be surprised if it didn't take as long as that. On arriving, you will notice there is plenty of room to extend (STPP) and parking won't be a problem either.

After entering the property the first thing you will be welcomed with is the spacious entrance hall, from here you can access the generous size lounge complete with a feature fireplace, a good size dining room perfect for entertaining and a well presented kitchen which is open plan to a conservatory that overlooks the very well-kept rear garden.

To the first floor there are three well-proportioned bedrooms which is one of the big selling points of these homes as you don't have your typical small third bedroom to worry about. The family bathroom is also a good size.

The property is located within the very popular area of Bexleyheath known as "The Pantiles" this area has always been in high demand as it provides everything a family will need from being walking distance to Bexleyheath train station to local shops, schools and even the local pub The Earl Haig.

This home certainly will impress, so to not miss out call Anthony Martin today to view!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## STAPLETON ROAD

BEXLEYHEATH

- "K" Type Feakes & Richards
- Three good size bedrooms
- Two reception rooms
- Conservatory
- Good size rear garden
- Off road parking
- Garage to side
- Room to extend (STPP)
- Floor Area: 1,332 Sq Ft
- EPC Rating: TBA

