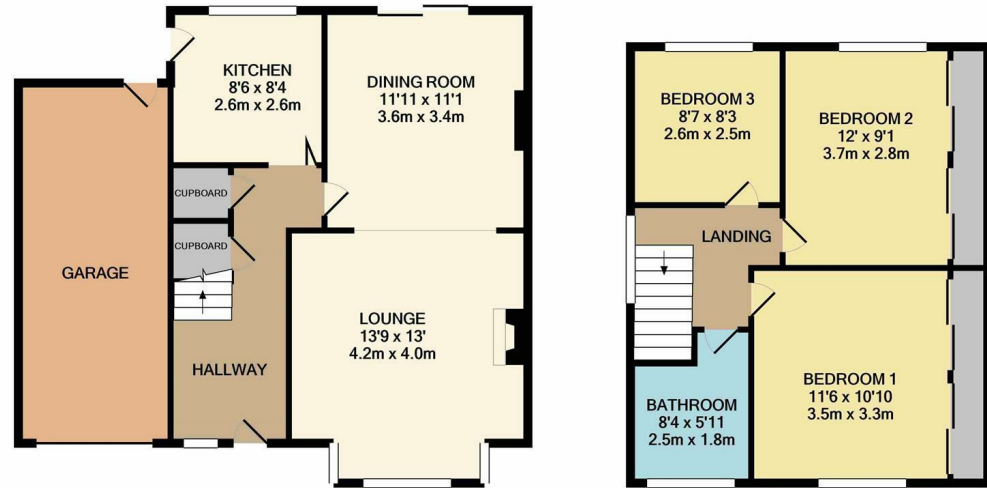


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		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 633 SQ.FT.
(58.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1093 SQ.FT. (101.6 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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MAYPLACE ROAD EAST
BEXLEYHEATH
Guide Price £375,000



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onTheMarket.com

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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



Guide Price £375,000 - £400,000

Chain free and situated on a popular residential road in Barnehurst is this three bedroom semi detached house. The property is a short distance away from local transports links, shops and local schools and would be an ideal up size for those who currently live in the area who need a bigger house to add their own stamp to.

The ground floor offers a spacious living accommodation throughout. Originally there would have been two separate reception rooms but in this case the property has been knocked through to create a spacious environment for the family to sit and relax of an evening. The kitchen has potential to extend STPP to create an open plan kitchen/diner. The first floor offers three bedrooms and a family bathroom.

Outside there is a large garden, perfect for a growing family who love to have good outdoor space.

The front of the property offers currently off street parking for one vehicle but can accommodate another if the driveway was altered to accommodate more vehicles.

Please do get in contact if you have a property to sell as this house is a great opportunity to add your own stamp.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

MAYPLACE ROAD EAST

BEXLEYHEATH

- Semi Detached House
- Three Bedrooms
- Spacious Lounge
- In Need Of Modernisation
- Area: 1,093 Sq.Ft
- Potential To Extend STPP
- EPC: TBC
- Chain Free
- Close To Amenities
- Off Street Parking And Garage

