



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		



BASILON ROAD  
BEXLEYHEATH

Guide Price £475,000

TOTAL APPROX. FLOOR AREA 894 SQ.FT. (83.0 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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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





\*\* PRICE RANGE £475,000 - £500,000 \*\*

LOCATION, LOCATION, LOCATION!!

New to the market and RARELY AVAILABLE is this STUNNING 2/3 bedroom semi detached BOWYER bungalow which couldn't be any better located for the local shops and transport if you tried!

The property has been enjoyed by the current owners for many years and who have updated the property throughout within this time to a great standard, the property is in show home condition inside and out and I'm sure the first through the door will buy!

The accommodation on offer comprises of a good size entrance hall which is to the side of the property, the lounge is to the front of the home which benefits from being extended making this an even bigger room to relax in! The property has THREE DOUBLE BEDROOMS, however as bungalows are so versatile for living, bedroom three is currently used as a dining room, this is to the rear of the home which overlooks the well presented rear garden.

Also to the rear of the property is the shower room, WC and kitchen all of which are very well presented a modern.

Externally there is a lovely rear garden and plenty of off road parking to the front.

This really is a beautiful bungalow which I'm sure will attract alot of interest, to not miss out CALL ANTHONY MARTIN today to arrange your viewing!

This is

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## BASILON ROAD

BEXLEYHEATH

- Sought after BOWYER bungalow
- Great location
- Walking distance to a range of shops
- Close to transport
- Nice rear garden
- 2/3 bedrooms
- Spacious throughout
- Call Anthony Martin to view
- Floor Area: 894 sq ft
- EPC Rating: tbc

