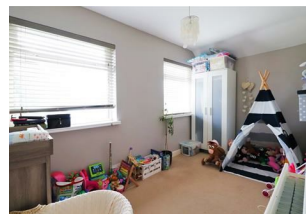
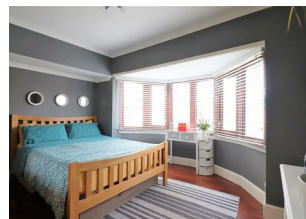


GROUND FLOOR
APPROX. FLOOR
AREA 556 SQ.FT.
(51.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 960 SQ.FT. (89.2 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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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		



BRIXHAM ROAD
WELLING

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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



New to the market is this very well presented THREE BEDROOM Steven's semi detached family home which is located on a very popular road in Welling giving easy access to local schools, shops and transport including only being a short walk to Bexleyheath train station.

The property has been extended to the rear with a double storey extension making this property very spacious throughout, the accommodation on offer comprises of an entrance hall which leads into the dinging room, to the front there is a nice size lounge which being bay fronted gives this room a nice bit of extra space, the kitchen is part of the extension and is a great size room, from here you can access the conservatory, there is also a storage room off the hallway which is fantastic for the extra storage that every family needs however this also has plumbing for a ground floor WC to be added if you wish.

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

Externally there is off road parking to the front for two cars and a rear garden with side access, also to the rear of the garden there is an outbuilding coming complete with power and lighting making this ideal for anyone working from home.

Call Anthony Martin now to arrange your internal viewing!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

BRIXHAM ROAD

WELLING

- Extended stevens semi detached home
- Popular location
- Close to schools, shops and transport
- Double extension to rear
- Three good size bedrooms
- Two reception rooms
- Extended kitchen & conservatory
- Call Anthony Martin to view
- Floor Area: tbc
- EPC Rating: tbc

