

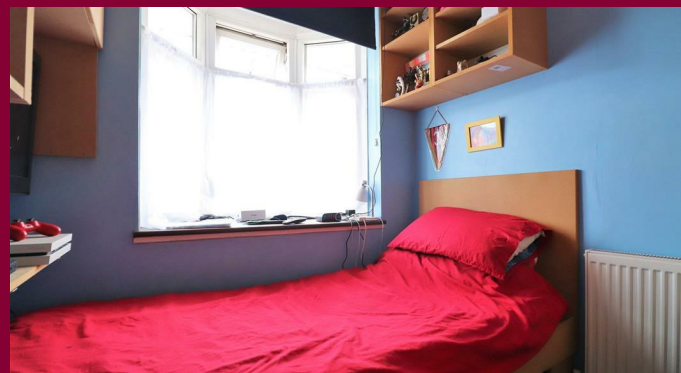
GROUND FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1110 SQ.FT. (103.1 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.



**9 Midfield Parade, Mayplace Road East
Bexleyheath
DA7 6NB**

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**Guide Price
£460,000**

Bedonwell Road Bexleyheath

Located close to Bedonwell and Belmont primary schools is this extended three bedroom semi detached 'Feakes and Richards' C type family home.

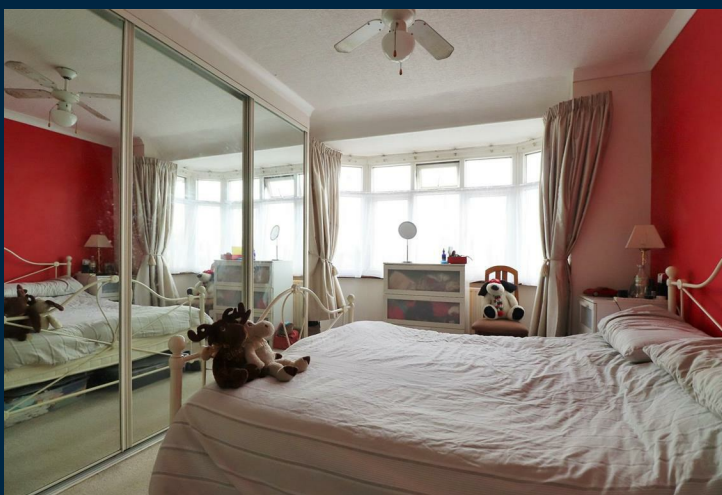
Offering further scope to extend, subject to planning consent from Bexley Council, this would make a wonderful family home for many years to come as it has in years past for the current owners.

The ground floor has been fully extended to the rear and now has a large kitchen diner which is almost certainly the heart of the home. This is the ideal space for entertaining guests in as it links to both the through lounge and rear garden.

Upstairs has three well proportioned bedrooms and a large bathroom.

The driveway caters for around 2/3 vehicles depending on size.

Personal Interest: In accordance with Section 21 of the Estate Agents Act 1979 we hereby declare the Vendor of this property is a relative of an employee of Anthony Martin Estate Agents.



- **THREE BEDROOM SEMI DETACHED**
- **EXTENDED TO REAR**
- **MORE POTENTIAL TO EXTEND (STPP)**
- **LARGE KITCHEN DINER**
- **CLOSE TO BEDONWELL AND BELMONT PRIMARY SCHOOLS**
- **1100 SQ FT**
- **EPC - TBC**

