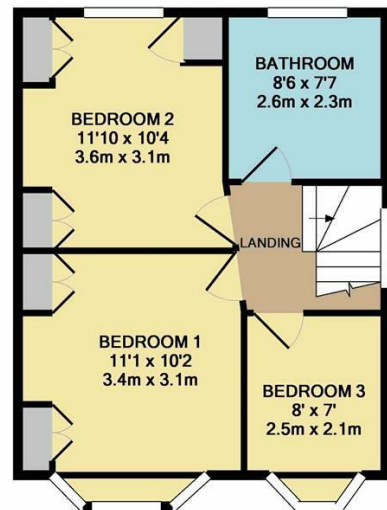


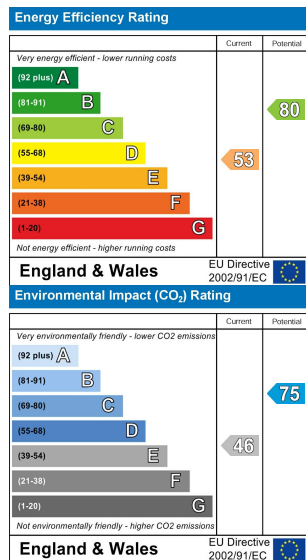
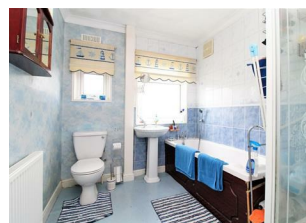
GROUND FLOOR  
APPROX. FLOOR  
AREA 668 SQ.FT.  
(62.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 433 SQ.FT.  
(40.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1100 SQ.FT. (102.2 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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STAPLETON ROAD  
BEXLEYHEATH  
Guide Price £425,000



rightmove.co.uk  
The UK's number one property website

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

**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





\*\*\* GUIDE PRICE £425,000 - £450,000 \*\*\*

Anthony Martin are delighted to offer to the market this CHAIN FREE EXTENDED "J" Type Feakes & Richards family home which is situated on a very popular tree lined road in "The Pantiles" giving this easy access to a range of local shops, schools, transport and even The Earl Haig pub which is great for those Sunday lunches!

The property itself has been owned by the current owners for a number of years and has been kept in a good condition throughout, within this time the owners have extended the property to the rear providing a very good size open plan kitchen / dining room!

The accommodation on offer consists of three bedrooms to the first floor which are your typical two double bedrooms and one single, the family bathroom is also to the first floor which has been enlarged making this a great size bathroom.

To the ground floor the original two reception rooms have been knocked through creating a very spacious open plan lounge / sitting room, you can also access the extended dining room from here which then leads to the 'L' shaped kitchen.

To the front of the home there is a block paved driveway giving off road parking for two / three cars plus a garage to the side, giving the property further scope to extend, whilst to the rear there is a good size rear garden.

This property is certainly one not to be missed and therefore should be at the top of anyone's viewing list, call ANTHONY MARTIN Bexleyheath office now to view!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## STAPLETON ROAD

BEXLEYHEATH

- Chain free
- Extended 'J' Type semi detached home
- The Pantiles location
- Three bedrooms
- Open plan Lounge / sitting room
- Extended kitchen / dining room
- Enlarged bathroom
- Call Anthony Martin now to view
- Floor Area: 1100 sq ft
- EPC Rating: E

