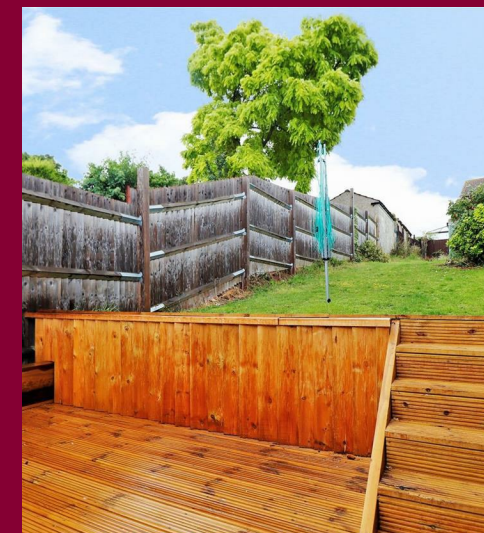
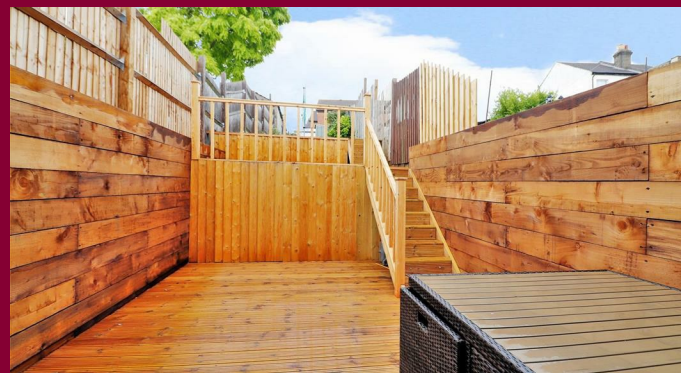




TOTAL FLOOR AREA: 640 sq.ft. (59.2 sq.m.) approx.
 Whilst our agents have been made aware of the general condition, measurements, fixtures and fittings, we do not warrant the accuracy of the floor measurements or the condition of the property. This plan is for guidance only and prospective buyers should check the property for themselves. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or condition. See also EPC for details.



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.

**2 Pickford Lane
 Bexleyheath
 DA7 4QW**

**020 8303 3338
 bexleyheath@anthonymartin.co.uk
 anthonymartin.co.uk**

**Guide Price
 £350,000**

Sunland Avenue South Bexleyheath

**** PRICE RANGE £350,000 - £375,000 ****

Tucked away in a quiet cul de sac on the **SOUTH SIDE** of Bexleyheath is this **RECENTLY REFURBISHED TWO BEDROOM** mid terrace home.

The accommodation on offer comprises of an entrance hall which then leads into the **SPACIOUS** open plan lounge/dining room, the property has been extended to the rear which is where the **MODERN** kitchen is, this is a great size and flows nicely from the dining area.

From the kitchen you can access the **LARGE REAR GARDEN** which has recently had an impressive decking area designed to make great use of this space, this said there is plenty of room out here, so if your wanting a home office or bar then there is loads of room to the rear of the garden for this.

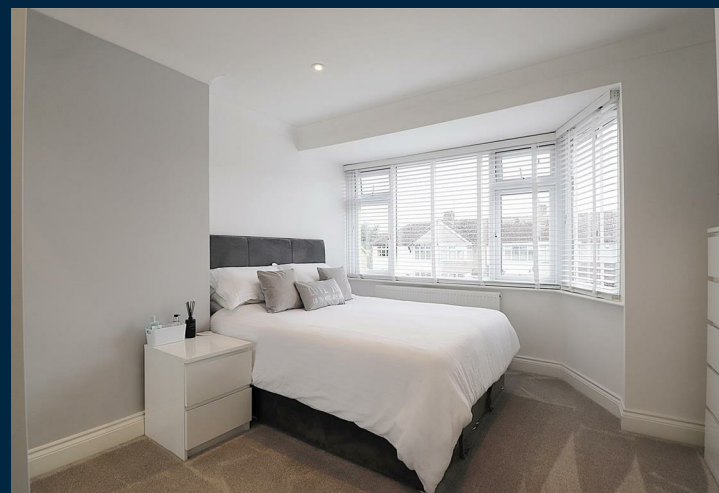
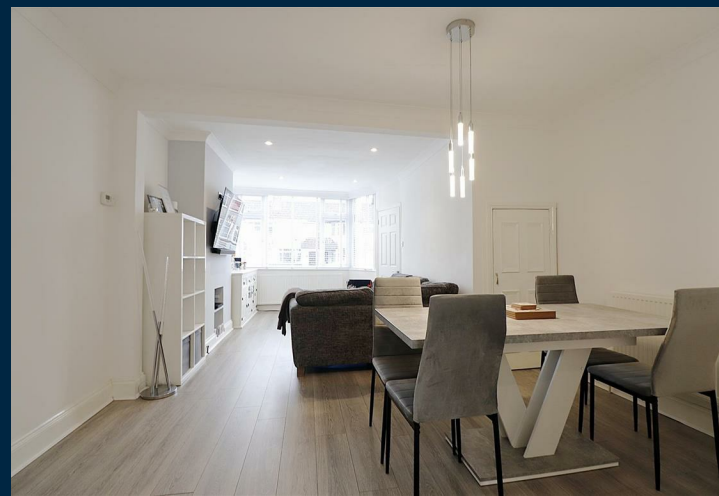
To the first floor there are two bedrooms and the modern bathroom.

To the front of the home there is off road parking for one car.

As mentioned the property is located on a very quiet road but also offers easy access to local schools, transport and Bexleyheath Broadway which offers a range of different shops, bars and restaurants.

This property is ideal for first time buyers or even buy to let investors with a monthly rental income of approx. **£1350**.

This property will sell fast, so to not miss out **CALL ANTHONY MARTIN** now to view!



- **South Bexleyheath**
- **Extended mid terrace home**
- **Newley refurbished**
- **New roof**
- **Large garden with decking area**
- **Two bedrooms**
- **Modern decor throughout**
- **Call Anthony Martin to view**
- **Floor Area: 640 sq ft**
- **EPC Rating: C**