

ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 56 SQ.FT.  
(5.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 573 SQ.FT.  
(53.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 630 SQ.FT. (58.5 SQ.M.)

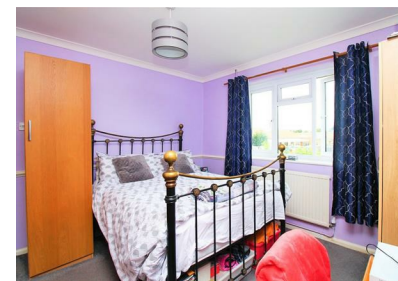
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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	70	76
(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	69	78
(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		



NERA DRIVE  
BEXLEYHEATH

Guide Price £240,000



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Zoopa.co.uk

PrimeLocation.com

OnTheMarket.com

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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





Guide: £240,000 - £260,000

Situated a stones throw from Bexleyheath Broadway town centre is the first floor maisonette. Positioned in a no through road this would suite those looking for a quiet place to live yet be within close proximity to your everyday essentials. The property would be ideal for first time buyers, or even by to let investors looking to add to their portfolio due to its affordable price tag and also great rental potential.

The property consists of a spacious lounge/diner, fair size kitchen for those chefs in the family to show of their culinary skills. Two double bedrooms are found off the hallway and a modern bathroom suite.

There is a private rear garden for this maisonette and parking is on street via permit parking.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## NERA DRIVE

BEXLEYHEATH

- Maisonette
- First Floor
- 2 Bedrooms
- Kitchen
- Family Bathroom
- Recently Decorated
- Garden
- Chain Free
- Close to Shopping Centre
- Within Reach of Train Station

