

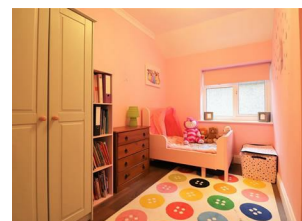
GROUND FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.4 SQ.M.)

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

TOTAL APPROX. FLOOR AREA 911 SQ.FT. (84.7 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	



TENBY ROAD
WELLING

Guide Price £400,000



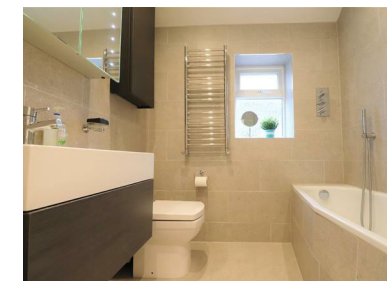
2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Anthony Martin
Estate Agents

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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



**** PRICE RANGE £400,000 - £425,000 ****

Anthony Martin Estate Agents are delighted to be the sole selling agents for this **STUNNING** Stevens semi detached family home which has a generous size **DOUBLE REAR EXTENSION** and has the added bonus of being sold **CHAIN FREE!**

As you can see the sellers have gone through the property since living there and have created a truly amazing home which is bright, airy and modern throughout allowing the next lucky owner to simply move in, unpack and put there feet up!

Working from home?.....we have that covered, as to the rear of the home is a very tasteful wooden outbuilding which comes complete with, power, lighting, double glazed french doors and has insulated walls meaning this can be used all year round, this also has a section to the side which is great for extra storage.

The accommodation on offer comprises of lounge to the front which being bay fronted really adds to the size of this room, the dining room is found to the middle of the home, this again has a great sense of space and would be a great place to entertain your guests, this is also open plan to the kitchen which is part of the extension and larger than some that are on the market, from here you can access the **LANDSCAPED** rear garden, this also benefits from having side access.

To the first floor there are **THREE DOUBLE BEDROOMS** and a recently renovated modern family bathroom.

Tenby Road is found just off of Brixham Road in Welling which is a sought after part of the area, giving easy access to a range of local schools, shops and transport including being walking distance to both Welling and Bexleyheath train stations.

This property is bound to get alot of interest so to not miss out **CALL ANTHONY MARTIN TODAY** to arrange your viewing!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

TENBY ROAD

WELLING

- Chain free home
- Stunning condition throughout
- Amazing office / outbuilding
- Three double bedrooms
- Two reception rooms
- Extended kitchen
- Landscaped rear garden
- Call Anthony Martin to view
- Floor Area: 911 sq ft
- EPC Rating: tbc

