

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		



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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HEATHSIDE AVENUE
BEXLEYHEATH
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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



Looking for the perfect home that ticks all the right boxes can sometimes be a hard task.....well not when it comes to this one, as I'm confident this will tick almost every box out there!

To start with the location of the property is perfectly positioned for everything you might need from local shops and schools to public transport including only a short walk to Bexleyheath train station.

Then theirs the size of the property, so far this has been extended to the rear and side of the home which creates the perfect amount of space but also has the scope to be extended further if needed (spp).

Externally there is off road parking for 1/2 cars and a good size SOUTH FACING rear garden which will be perfect for those summer BBQ'S!

Internally you wont be disappointed either as to the ground floor the original lounge/dining room has been made open plan so now offers a 26ft lounge, the original kitchen has been turned into a study so is now the perfect place for the children to do there homework or ideal if you work from home, from here you can access the ground floor shower room which also leads to the garage/storage room. To the rear of the property you will find the generous 24ft kitchen/dining room which makes a great place for entertaining and also a conservatory which overlooks the sunny garden.

Upstairs there are three bedrooms, these are made up of two double bedrooms and one single and family bathroom.

The property is WELL PRESENTED throughout and ready to move into, so all that is left to do is to CALL ANTHONY MARTIN TODAY to arrange your viewing!

3 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

HEATHSIDE AVENUE

BEXLEYHEATH

- Extended semi detached home
- Three bedrooms
- Bathroom & shower room
- 26ft lounge
- 24ft kitchen / diner
- Conservatory
- Further room to extend (stpp)
- Must be viewed
- Floorspace: tbc
- EPC Rating: tbc

