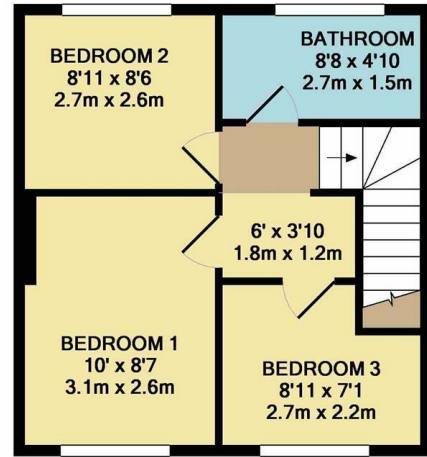
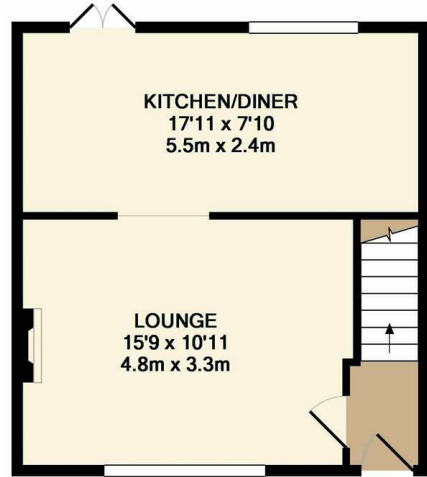


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 334 SQ.FT.
(31.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 329 SQ.FT.
(30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 663 SQ.FT. (61.6 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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89

HUDSON ROAD
BEXLEYHEATH DA7 4PG

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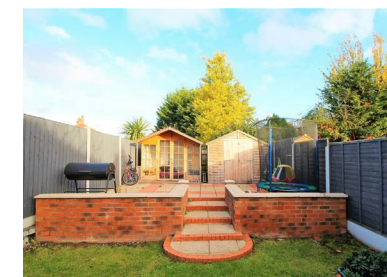
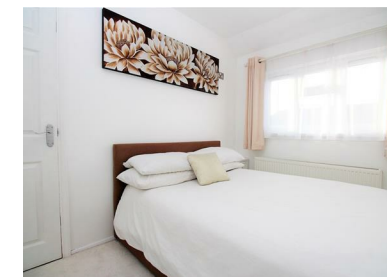
2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Anthony Martin
Estate Agents

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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



Calling all first time buyers, have we got a treat for you! New to the market is this tastefully decorated mid terrace home which is positioned on a popular road giving great access to Bexleyheath train station, local shops and schools.

If you're looking for a property which you can just move into, unpack and put your feet up, then this is the one for you.

The property consists of entrance hall which leads into a good size lounge from here you can then access the modern kitchen/dining room which overlooks the very well-kept rear garden. To the first floor there are three well-proportioned bedrooms and modern bathroom.

Externally, the property has been just as well maintained having a nice printed driveway to the front allowing off road parking for two cars, the rear garden is a very good size which has recently had new fences and patio/decking areas, the front of the property has also just recently had a fresh coat of paint so maintenance is at a real low.

To not miss out on this opportunity please call ANTHONY MARTIN today!

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

89 HUDSON ROAD

BEXLEYHEATH DA7 4PG

- Very well presented
- Three good size bedrooms
- Modern kitchen/breakfast room
- Modern bathroom
- Large rear garden
- Off road parking
- No work needed
- Must be viewed
- EPC Rating: D 63
- Floor Area: 663 Sq Ft

