



GROUND FLOOR  
APPROX. FLOOR  
AREA 608 SQ.FT.  
(56.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 426 SQ.FT.  
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1034 SQ.FT. (96.1 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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**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.

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DA7 6NB**

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**Guide Price  
£475,000**



## Lyndhurst Road Bexleyheath

Built circa 1930's is this beautifully presented, 3 bedroom semi-detached 'Wedlock' style family home.

Offering scope for extension (STPP) this would ideally suit the growing family giving them the chance to put their own stamp on a house which is conveniently located for Barnehurst train station and many reputable primary schools,

The potential on offer is huge with homes of this style and location extremely sought after, so be quick in your decision making.

Downstairs there are two separate reception rooms. The lounge is a wonderful size, certainly enough for all the family to enjoy as one and has views to the front.

Just behind is a separate dining room and kitchen, both with access to the rear garden which has been well maintained over the years.

Upstairs has three well-proportioned bedrooms and a bathroom.

What's different about 'Wedlock' style homes is the size of bedroom 3. This is usually nicknamed the 'box room', but certainly bucks the trend here with it being an ample space for a child or young adult to enjoy.

To the rear is a well maintained garden which is a great size and parking is available on the front driveway.



- **THREE BEDROOM SEMI DETACHED**
- **ROOM TO EXTEND (STPP)**
- **HIGHLY SOUGHT AFTER ROAD**
- **CLOSE TO TRAIN STATION AND SCHOOLS**
- **NO CHAIN AHEAD**
- **TWO RECEPTION ROOMS**
- **EPC - 57 D**
- **1034 SQ FT**

