





GROUND FLOOR
APPROX. FLOOR
AREA 939 SQ.FT.
(87.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 636 SQ.FT.
(59.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1575 SQ.FT. (146.3 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			
<div><div></div><div>(92 plus) A</div></div>			81
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>		68	
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			68
<div><div></div><div>(1-20) G</div></div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
<div><div></div><div>(92 plus) A</div></div>			74
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>			
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<div><div></div><div>(1-20) G</div></div>			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



NURSERY AVENUE
BEXLEYHEATH
Offers Over £600,000



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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



Located on arguably one of Bexleyheath's most sought after roads is this **STUNNING FOUR BEDROOM** extended semi-detached chalet family home. The current owners have lived at the property for many years but only within the last few years have extended and refurbished it to a high standard, meaning the lucky new owner can move in, unpack put their feet up and relax.

As soon as you walk through the door this property has a great feel to it, leading from the spacious hallway and starting from the front of the property you are welcomed by a good size lounge complete with log burner, so a very nice place to chill out with a glass of wine after a busy day. Also from the hallway you can access bedroom four which could also be used as a study or playroom. There is a ground floor wet room, this is a modern room also benefits underfloor heating. Next there is another reception room which is currently used as a family room, again this has a log burner which is a great feature of the room, the kitchen/diner is to the rear of the property overlooking the large garden, this area again is very modern and a lovely space to entertain.

To the first floor you won't be disappointed to find **THREE DOUBLE** bedrooms and a **HUGE** family bathroom. There are so many ways of doing these extensions which is the great thing with these properties. Where the current bathroom is, this sometimes can be another double bedroom then a shower room would be on the landing where currently the sellers have a cosy seating area.

Externally, as mentioned, there is a large rear garden and garage to the side, this has been converted so the front of the garage is used for storage and to the rear is a good size utility room. To the front there is a garden which is part hard standing for off road parking for two cars.

This really is a great example of a family home and should be at the top of your viewing list!

4 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

NURSERY AVENUE

BEXLEYHEATH

- Stunning condition
- Recently refurbished
- Sought after location
- Four bedrooms
- Large rear garden
- Close to schools
- Will sell fast
- Must be viewed
- EPC Rating: D 68
- Floor Area: 1,575 Sq Ft

