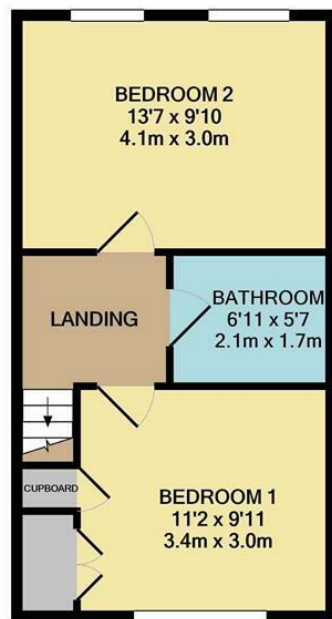


GROUND FLOOR
APPROX. FLOOR
AREA 626 SQ.FT.
(58.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.7 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		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	65	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



FOX HOLLOW DRIVE

BEXLEYHEATH

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Anthony Martin
Estate Agents

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bexleyheath@anthonymartin.co.uk
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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



New to the market is this EXTENDED end of terrace family home which has undergone a complete transformation by the current owners, since owning the property the sellers have carried out alot of work to the home, this includes, extending the property, new kitchen, new bathroom, new shower room, new driveway and decorating throughout meaning the next lucky owner can simply move in, unpack and relax in there new home!

The property is located on Fox Hollow Drive which is a cul de sac found just off Brampton Road, this is a quiet location as not a through road but is also within walking distance to everything you might need, this includes, Bexleyheath train station, Danson Park, Crook Log Leisure Center, local schools and Bexleyheath shopping center which has a large range of different shops, bars and restaurants.

The accommodation on offer comprises an entrance porch which then leads in to the hallway, this then gives access to the ground floor living space aswell as a useful understairs cupboard giving plenty of storage, the kitchen is to the front of the home which as mentioned has been updated with modern units and worktops with built in appliances.

To the rear of the home is the lounge/dining room, this is a very good size room which also gives access to the conservatory. The extension can also be access from here, this is a great extra addition which offers the buyer to have a great study or another bedroom which it is currently used as, this room also has an en suite shower room making this the ideal room if your having guests over of even for an older child who wants there own space, the shower room also has plumbing for the washing machine and space for the tumble dryer making this a useful utility room aswell.

To the first floor there are two double bedrooms and bathroom.

Externally there is off road parking to the front which is provided by a new block paved driveway and a good size rear garden.

Call us now to arrange your viewing!

3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

FOX HOLLOW DRIVE

BEXLEYHEATH

- Extended family home
- Popular location
- Rarely available
- Three good size bedrooms
- Ground floor shower room & first floor bathroom
- Walking distance to br
- Close to crook log & Danson Park
- Call Anthony Martin to view
- Floor Area: 976 sq ft
- EPC Rating: D

