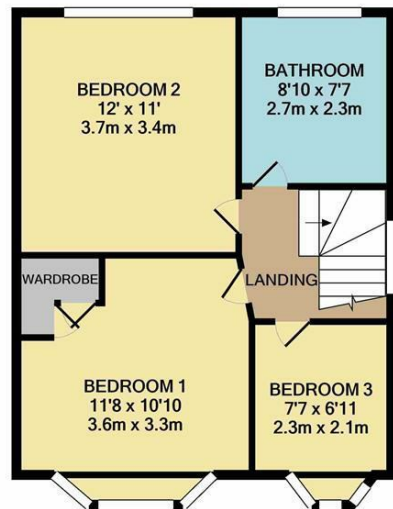


GROUND FLOOR
APPROX. FLOOR
AREA 689 SQ.FT.
(64.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1127 SQ.FT. (104.7 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		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		



CHESINGTON AVENUE

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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



Anthony Martin are delighted to offer to the market this EXTENDED 'J' TYPE FEAKES & RICHARDS family home which is situated on a very popular road within "The Pantiles" area, this location is in high demand due to being close to everything a family might need, from local shops, schools, transport and even being walking distance to The Earl Haig pub which is a great place to visit with the family.

The property is very well presented throughout and is ready to move into but still gives the chance for the new owner to add there own stamp.

The accommodation on offer comprises of Entrance porch which then leads into the entrance hall, from here you can access all of the ground floor living space, the lounge is to the front of the home and has been enlarged by having the wall moved backwards, this defiantly creates a much better space for the family, to the rear there is a modern open planned kitchen / dining room which also benefits from having a a utility area, there is a conservatory to the rear which leads from the kitchen, this is a great bit of extra space and certainly a nice room to unwind after a busy day. If all that wasn't enough there is also an extra room to the side which would be ideal to use as a study or homework room for the children.

To the first floor there are three bedrooms which consist of the normal two doubles and one single, the enlarged family bathroom can also be found on the first floor.

Externally there is off road parking to the front and a good size rear garden, this home is certainly one not to be missed so CALL ANTHONY MARTIN TODAY TO ARRANGE YOUR VIEWING!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

CHESSINGTON AVENUE

BEXLEYHEATH

- Extended 'J' type Feakes & Richards
- Sought after pantiles location
- New fitted kitchen
- Three bedrooms
- Enlarged bathroom
- Enlarged lounge
- Open plan kitchen/dining room
- Call Anthony Martin to view
- Floor Area: 1127 sq ft
- EPC Rating: D

