



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



STRATTON ROAD  
BEXLEYHEATH  
Offers Over £375,000

TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.5 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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Estate Agents

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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



\*\* PRICE RANGE £375,000 - £400,000 \*\*

Anthony Martin are delighted to offer to the market this CHAIN FREE semi-detached bungalow which is located on a sought after road in Bexleyheath close to all amenities including a range of useful shops and transport links including Bexleyheath train station.

Originally the property was built as a three bedroom but has since been extended and adapted into a two bedroom home with a larger lounge. The lounge is to the rear of the bungalow overlooking the south facing rear garden. From the lounge you can access the kitchen, which again has been extended, from which you can access the garden.

Further accommodation on offer is the shower room and two bedrooms. The master bedroom is to the front of the property which is bay fronted and gives the room a lot more extra space.

Externally there is a block paved driveway giving off road parking for one car and a detached garage which can be accessed via a shared driveway.

This is a delightful bungalow which will make a great home, so as not to miss out CALL ANTHONY MARTIN today to arrange your viewing!

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## STRATTON ROAD

BEXLEYHEATH

- Chain free
- Great location
- Close to local shops & transport
- South facing garden
- Spacious & gas central heated
- Currently two bedrooms
- Very well presented
- Fully boarded loft
- Floor area: 684 sq ft
- EPC: E 53

