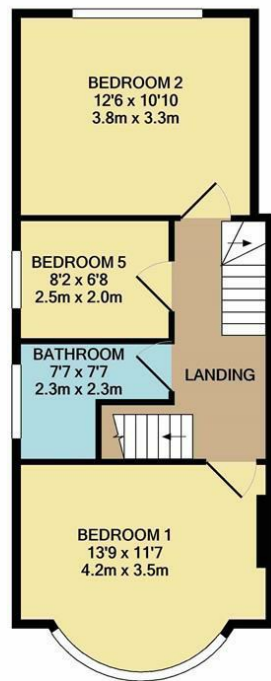
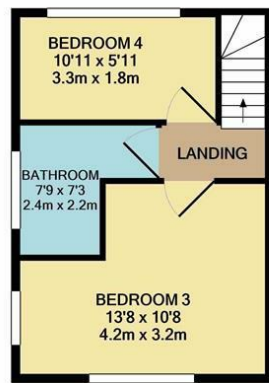
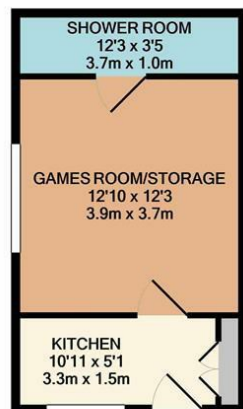


GROUND FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)

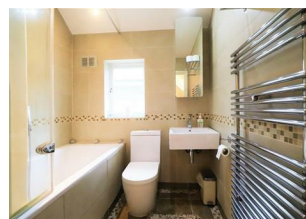


1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1436 SQ.FT. (133.4 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		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(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		82
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



BRIXHAM ROAD

WELLING

Guide Price £450,000



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The UK's number one property website

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PrimeLocation.com

onTheMarket.com

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



**** PRICE RANGE £450,000 - £475,000 ****

Anthony Martin are delighted to offer to the market this **HEAVILY EXTENDED** Stevens semi-detached family home which is very spacious and **GREAT VALUE FOR MONEY!**

The property is located on a sought after road in Welling which is close to local schools, shops and transport links.

The accommodation on offer is set over three floors giving this property a great sense of space throughout, on arrival there is a printed driveway to the front providing off road parking for two cars, once entered the property you will find a reception room to the front which is bay fronted, this really helps to provide extra space.

The dining area is to the middle of the home, this is also open plan to the impressive modern kitchen / breakfast room, this is certainly the heart of the home and would be the perfect place for entertaining, also to the ground floor is a WC.

To the first floor there are three bedrooms which consist of two double rooms and one single, the family bathroom is also to this floor.

The loft space has been converted so now offers two further bedrooms and shower room.

Externally the space continues with a good size rear garden and outbuilding, this is a great bit of extra room and ideal if your working from home or wanting a playroom for the kids.

There aren't many five bedroom properties out there for this money and certainly not any that you can move straight into so I'm sure this will sell fast, to not miss out call us now to view!

5 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

BRIXHAM ROAD

WELLING

- Five bedrooms
- Two bathrooms and ground floor WC
- Bay fronted lounge
- Open plan kitchen/breakfast/dining room
- off road parking for two cars
- Good size garden
- Well presented throughout
- Call Anthony Martin now to view
- Floor Area: 1436 sq ft
- EPC Rating: tbc

