



Ground Floor  
Approx. Floor  
Area 931 Sq.Ft.  
(86.5 Sq.M.)

1st Floor  
Approx. Floor  
Area 600 Sq.Ft.  
(55.8 Sq.M.)

Total Approx. Floor Area 1531 Sq.Ft. (142.2 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) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



103

BEDONWELL ROAD  
BEXLEYHEATH DA7 5PS

£1,695



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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





LOOKING FOR A SPACIOUS DETACHED FAMILY HOME? OR ONE OFFERING GROUND FLOOR BEDROOMS AND BATHROOM, BUT STILL WITH PLENTY OF ROOM FOR VISITING FAMILY? Then look no further as this versatile home offers a host of options which are sure to appeal.

The property is situated close to “The Pantiles”, offering local shopping and is also on bus routes to Bexleyheath town centre, as well as being within walking distance of Bexleyheath station. A number of well-regarded primary schools are close by and the property is within 2 miles of Townley, BETHS and Bexley Grammar schools.

The ground floor comprises of a spacious lounge with a study, ideal for those who work from home and need a separate space to work. There is also a dining room for those who love to entertain with friends and family. Also to the ground floor there are two double bedrooms and spacious shower room and an additional w/c.

The first floor offers two further double bedrooms and a large bathroom.

Outside is an enclosed south-facing garden offering a large lawn plus 2 patio areas and numerous mature shrubs and trees. A brick-built garage is complemented by 2 timber sheds and a greenhouse, giving lots of storage space providing scope for a variety of hobbies

To the front of the property there is an in and out driveway for three vehicles.

4 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

# 103 BEDONWELL ROAD

BEXLEYHEATH DA7 5PS

- Extended Detached Chalet Bungalow
- Four Double Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Area: 1,531 Sq.Ft
- Stunning Private Rear Garden
- EPC: D 57
- In And Out Driveway For Three Vehicles
- Close To 'The Pantiles'
- Garage

