

GROUND FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 836 SQ.FT. (77.7 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			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TENBY ROAD

WELLING

Guide Price £400,000



rightmove.co.uk
The UK's number one property website

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

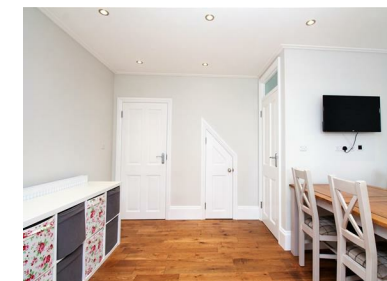
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Anthony Martin
Estate Agents

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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 £400,000 - £425,000 ****

New to the market is this **STUNNING EXTENDED SEMI DETACHED STEVEN'S HOME** which has been lovingly cared for by the current owners allowing the new lucky owner to just move in and enjoy!

Firstly the property is located on a quiet residential road on the Welling/Bexleyheath borders making this the perfect location for local schools, shops and transport, this includes being walking distance to Bexleyheath train station.

On arrival you will notice that everything externally has been updated from the smooth rendered walls to the printed driveway making this a very low maintenance and easy to keep property.

The accommodation on offer comprises of a bay fronted lounge to the front, dining room to the middle of the home which gives access to the ground floor WC, the dining room is also partly open plan to the modern fitted kitchen, from here you have a door leading to the very well maintained rear garden.

To the first floor there are **THREE WELL PROPORTIONED BEDROOMS** and **ENLARGED** modern bathroom.

This is a great family home which I'm sure will get a lot of interest **SO CALL ANTHONY MARTIN NOW** to arrange your viewing!

3 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

TENBY ROAD

WELLING

- Very well presented inside & out
- Double storey rear extension
- Three good size bedrooms
- First floor bathroom
- Ground floor WC
- Two reception rooms
- Modern kitchen
- Must be viewed
- Floor Area
- EPC Rating - TBC

