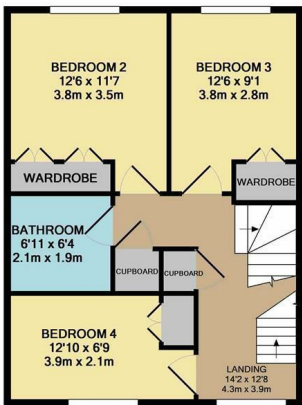
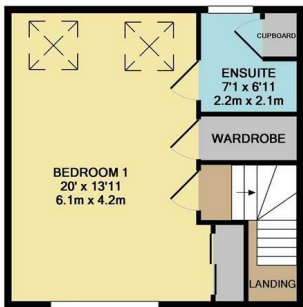


GROUND FLOOR
APPROX. FLOOR
AREA 544 SQ.FT.
(50.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 528 SQ.FT.
(49.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1469 SQ.FT. (136.4 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	86	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		
EU Directive 2002/91/EC		



RAINBOW ROAD
ERTH
£1,650



Anthony Martin
Estate Agents

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Anthony Martin
Estate Agents



Situated on the popular 'Redrow' development is this charming four-bedroom mid terrace family home. Offering a peaceful surrounding yet within walking distance to your everyday essentials. This is an ideal home for anyone looking for a larger house. Slade Green train station and a local shop is within close proximity. This would be an ideal purchase for those looking to commute or someone who is looking to stay in the development and up size. Close by, there are local schools, a library, community centre and late-night supermarkets.

The ground floor offers ample space. The kitchen offers modern worktops, which add to the high-quality finish within. With integrated appliances such as a dishwasher, microwave and double oven, this frees up the rest of the kitchen for the chef in the family to show off their skills. Following through the hallway there is a spacious W/C. This can also be adapted to create a wet room. There's a separate area under the stairs for a washing machine and tumble dryer. To the rear of the property is the lounge/diner. This generous size room offers natural light and leads to a bright and airy conservatory/seating area to kick back and relax while surrounded by privacy on both sides.

The first floor offers three good size bedrooms, complete with fitted wardrobes and wooden shutters. The flexibility of the bedrooms provides plenty of space for an office or study area. There is a modern bathroom suite tiled throughout adding to the quality of this house.

The second floor houses the master bedroom. This generous space would be perfect for either guests to stay or to use as your main bedroom and comes with fitted wardrobes, wooden shutters, Velux blinds and an ensuite shower room, finished to the standard expected for such a lovely property.

Outside is a fair size garden, mainly laid to lawn, with a shed to the rear for your gardening tools to be housed.

The property comes with two parking spaces.

4 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

RAINBOW ROAD

ERITH

- Mid Terrace
- Four Bedrooms Master With En Suite
- Lounge/Diner Leading To Conservatory
- Family Bathroom And Ground Floor W/C
- Area: 1,469 Sq.Ft
- Private Rear Garden
- EPC: B 85
- Off Street Parking
- Call Today
- Close To Transport Links And Shops

