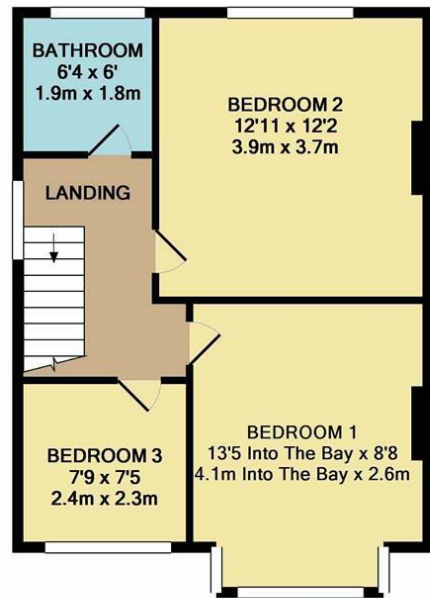


GROUND FLOOR
APPROX. FLOOR
AREA 577 SQ.FT.
(53.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1017 SQ.FT. (94.5 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
Made with Metropix ©2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
(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			
England & Wales		EU Directive 2002/91/EC	



LESSNESS AVENUE
BEXLEYHEATH
Offers Over £400,000



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

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Anthony Martin
Estate Agents

020 8303 3338
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



Anthony Martin are delighted to offer to the market this CHAIN FREE semi detached home which is located in a sought after road on the Bexleyheath / Abbey Wood boarders giving access to local schools, shops and transport including the soon to be CROSSRAIL links!

The property is in need of updating but is clean and tidy throughout and gives a great family home feeling the moment you walk through the door, if your looking for a property to extend further down the line then this will certainly tick those boxes as there is plenty of space to the side and rear giving you plenty of scope for double side and rear extensions (STPP).

The accommodation on offer comprises of entrance hall, bay fronted lounge to the front of the property, dining room to the rear, kitchen and conservatory which also gives access to t a ground floor WC.

To the first floor there are THREE GOOD SIZE BEDROOMS and family bathroom.

Externally there's off road parking to the front and an impressive large rear garden which is well over 100ft giving plenty of room for all the children's toys!

In order to not miss out on this opportunity CALL ANTHONY MARTIN now to view!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

LESSNESS AVENUE

BEXLEYHEATH

- Chain free family home
- Sought after location
- Close to local shops & schools
- Huge rear garden
- Potential to extend (STPP)
- Three good size bedrooms
- In need of updating
- Call Anthony Martin to view
- Floor Area:
- EPC Rating:

