

GROUND FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 899 SQ.FT. (83.5 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
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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	



PARKWAY
ERTH

Offers In Excess Of £250,000



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Anthony Martin
Estate Agents

Midfield Parade, 9 Mayplace Road East,
Bexleyheath, Kent, DA7 6NB

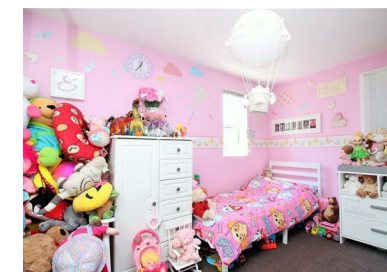
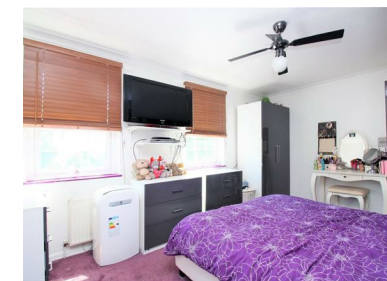
01322 557457

barnehurst@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



**** OFFERS IN EXCESS OF £250,000 ****

Ideal opportunity to purchase your first home or add to your buy to let portfolio.

Situated just off of Yarnton Way is this private, split level maisonette.

Perfectly located within easy reach of the up and coming Cross Rail Link this is a property not to be missed.

Upon entrance to the property there is the hallway with resin floors and a carpeted staircase to the top floor, a bright and airy lounge to the left of the hall, and at the end there is a good size kitchen / diner with ample space for table and chairs.

Upstairs there is the family bathroom with separate WC, a good size 2nd bedroom with mirrored wardrobes and a master with shower ensuite.

Externally there is a private paved garden with storage under the staircase that leads up to the property.

Properties like this do not come to the market often, call the Anthony Martin Sales Team to book your viewing today!

2 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

PARKWAY

ERITH

- SPLIT LEVEL MAISONETTE
- 2 BEDROOMS
- ENSUITE SHOWER
- UPSTAIRS BATHROOM
- SEPARATE WC
- PRIVATE GARDEN
- KITCHEN / DINER
- LOUNGE
- CLOSE TO CROSSRAIL
- LEASEHOLD

