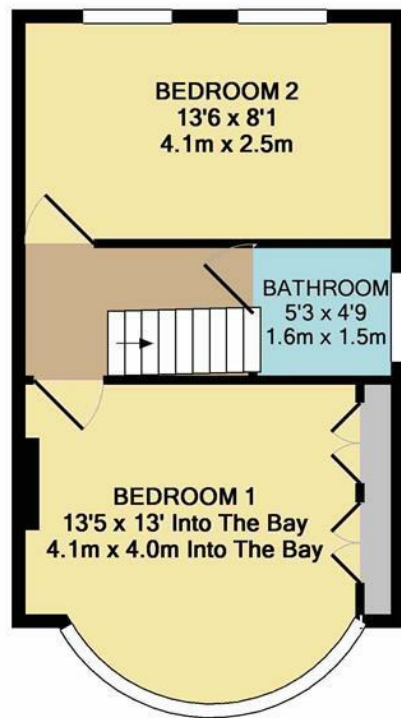


GROUND FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 750 SQ.FT. (69.7 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		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		71
(11-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	37	
(21-38) F		71
(11-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Anthony Martin
Estate Agents

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bexleyheath@anthonymartin.co.uk
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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



For the first time in over 40 years Anthony Martin are proud to offer to the market this CHAIN FREE VERY WELL PRESENTED two double bedroom Steven's semi-detached home which is located in a quiet cul-de-sac location but is also within walking distance to Bexleyheath train station, local shops and schools. The property benefits from having a single storey rear extension which creates a good size kitchen, lobby giving access to the rear garden and also a ground floor shower room which I'm sure will be a great help. Also to the ground floor are two reception rooms the lounge is to the front in the bay fronted reception which helps to create a little extra space.

To the first floor there are two double bedrooms and bathroom, the property itself is a little dated but very clean and tidy throughout so perfect if you're looking for a property to add your own stamp to but is also very easy to move in and update a room at a time.

Externally there's a good size rear garden and also a large amount of space to the front which would be ideal for converting in to a driveway for off road parking.

If you need a little extra storage then the property also comes with a detached garage which is located in the rear garden and is currently accessed via the shared driveway.

This property has great potential and I'm sure will get a lot of interest so don't miss out call us today to arrange your viewing!

2 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

COLYTON CLOSE

WELLING

- Chain free
- Extended kitchen
- Two double bedrooms
- First floor bathroom
- Ground floor shower room
- Two reception rooms
- Good size garden
- Must be viewed
- Floors Area: 750 Sq Ft
- EPC Rating: E 43

