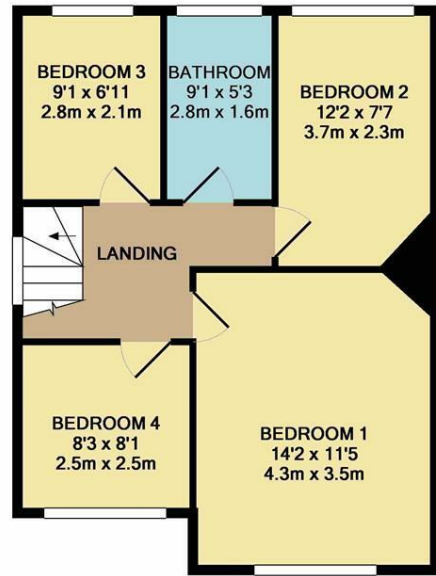


GROUND FLOOR
APPROX. FLOOR
AREA 611 SQ.FT.
(56.8 SQ.M.)

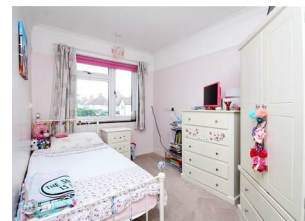


1ST FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.5 SQ.M.)

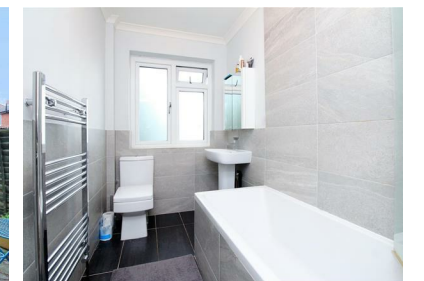
TOTAL APPROX. FLOOR AREA 1102 SQ.FT. (102.3 SQ.M.)

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			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			82
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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 be the sole selling agents for this EXTENDED FOUR BEDROOM END OF TERRACE family home which offers great value for money!

The property is located on a popular residential road which borders with Welling and Bexleyheath giving great access to local schools, shops and transport including being in between Welling and Bexleyheath train stations.

The accommodation on offer consists Entrance porch, entrance hall, from here you can access all of the ground floor living space, this includes a good size lounge to the front which has french doors leading to a generous dining room, from here there is an arch leading into the well presented kitchen.

To the first floor there are FOUR BEDROOMS and modern family bathroom.

Externally there is a block paved driveway to the front providing off road parking for 2 cars and a good size rear garden complete with an outbuilding,

I'm sure this property will get great interest so to not miss out please CALL US NOW TO ARRANGE YOUR VIEWING!

4 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

SOUTH GIPSY ROAD

WELLING

- Chain free
- Great value for money
- Extended end of terrace home
- Four bedrooms
- Two reception rooms
- Extended kitchen
- Well presented
- Must be viewed
- Floor Area: 1102 sq ft
- EPC Rating - D

