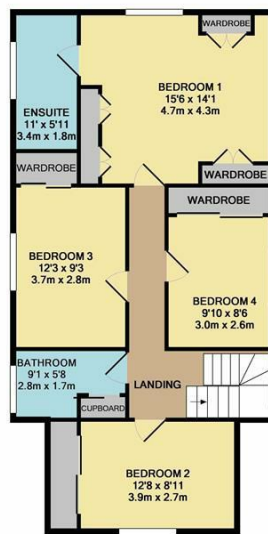
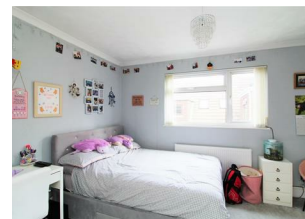


GROUND FLOOR
APPROX. FLOOR
AREA 1522 SQ. FT.
(141.4 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 810 SQ. FT.
(75.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 2332 SQ. FT. (216.7 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 15/07/19



| 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 | | |



ROSEWOOD WILMINGTON

Guide Price £700,000



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

Zoopla.co.uk

PrimeLocation.com

OnTheMarket.com

Anthony Martin
Estate Agents

7 Bourne Road, Bexley, DA5 1LW

01322 47 99 33
bexley@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



PRICE RANGE £700,000 to £725,000

Benefiting from a generous plot tucked away in a corner of a Cul-De-Sac is this substantial Four Bedroom Detached family home. It is located in the ever popular Wilmington area with convenience for all the family. There are an abundance of both well performing primary and secondary schools, including both Wilmington and Dartford Grammar schools, within easy reach. For the commuter there is easy access to the M2/M25 motorway network and there is a choice of Bexley, Crayford or Dartford rail stations.

Once inside you cannot fail to be impressed with the accommodation on offer, there is a dining room which is open plan onto a generous lounge, through the new bi-folding doors you can see the rear garden, there is a kitchen /breakfast room which leads onto a third reception / sitting room, utility room and ground floor WC. The first floor offers a well proportioned master bedroom with en-suite bathroom, three further double bedrooms, all with built in wardrobes, and a family bathroom.

Externally there is a driveway to the front and side offering parking for several vehicles, two separate garages and a generous rear garden offering a patio area and large lawn area. Additionally there is also a further, unique patio feature garden leading from the third reception / sitting room.

A great deal of property for the money. Call Anthony Martin Estate Agents Today To Arrange Your Viewing!

4 BEDROOMS • 3 RECEPTION ROOMS • 2 BATHROOMS

ROSEWOOD

WILMINGTON

- Style: Detached House
- Bedrooms: 4
- Bathrooms: 1 + En-Suite + WC
- Receptions: 3
- Floor Area: 2332 Sq Ft
- EPC: D 59
- 2 Garages & Driveway
- Utility Room
- Over 100' Rear Garden
- Cul-De-Sac Location

