



Sterling Road

Sterling Road  
Bexleyheath  
£1,550 PCM

**Anthony Martin**  
Estate Agents

If you like the thought of just moving in without the need of having to do an ounce of work then this new style terraced home is sure to appeal. Built within the past few years and still within its 10 year NHBC, this would be perfect for the working professionals who live a fast paced lifestyle.

It is located close to Bexleyheath shopping centre which consists of your every day essentials and is brimming with restaurants and bars up and down the Broadway for an enjoyable night out.

The transport is also second to none. The main bus terminal is up by the clock tower next to the shopping centre and has routes going in all different directions. Some into South East London and some further into Kent. Barnehurst train station would be the closest for central London and being close to the start of the line, you may be lucky enough to get a seat on the way.

On the ground floor is a lounge diner that is open plan to the kitchen. This room has entertainment written all over it as this also has access to the low maintenance rear garden. So with those summer months upon us, this may be the next venue for the family BBQ's. Also downstairs is a cloakroom.

Upstairs has three well proportioned bedrooms and one having a private en suite shower room which is in addition to the bathroom.

There is a driveway on the front for one car.





# Sterling Road Bexleyheath

## GROUND FLOOR

### Lounge/Diner

17'11 x 16'5 (5.46m x 5.00m)

### Kitchen

10'8 x 10'1 (3.25m x 3.07m)

### Downstairs WC

## FIRST FLOOR

### Bedroom 1

11'1 x 10'6 (3.38m x 3.20m)

### En-Suite Shower Room

### Bedroom 2

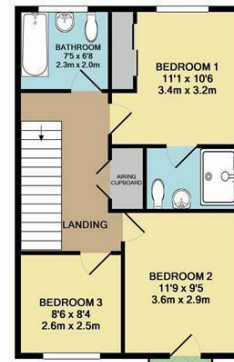
11'9 x 9'5 (3.55m; 2.74m x 2.87m)

### Bedroom 3

8'6 x 8'4 (2.59m x 2.54m)

### Bathroom

7'5 x 6'8 (2.26m x 2.03m)



TOTAL APPROX. FLOOR AREA 990 SQ.FT. (92.0 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	87	88
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	87	89
EU Directive 2002/91/EC		



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