



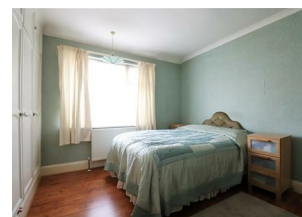
GROUND FLOOR
APPROX. FLOOR
AREA 646 SQ.FT.
(60.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 568 SQ.FT.
(52.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1213 SQ.FT. (112.7 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		80
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		76
(81-91) B		
(69-80) C		
(55-68) D		49
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



MONTCALM ROAD
CHARLTON
Guide Price £550,000



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

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

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Estate Agents

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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



** PRICE RANGE - £550,000 - £600,000 **

Anthony Martin Estate Agents are delighted to offer to the market for the first time in 30 years this EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME which is located on arguably one of Charlton's most popular and sought after roads, the property gives good access to a range of primary and secondary schools as well as being close to Charlton Park, local shops, A2/M25 links and of course the Charlton Lido which is a great place to enjoy over the summer with all the family!

The accommodation on offers comprises of an entrance porch, entrance hall, from here you can access all of the ground floor living space, starting from the front there is a good size open plan lounge / dining room which then has doors leading to the spacious 'L' shaped kitchen / breakfast room, this is a great room and certainly the heart of the home, also to the ground floor is a WC.

To the first floor there are three bedrooms which consist of two double bedrooms and one single, the family bathroom is also to this floor.

Externally there is a large rear garden, off road parking to the front and a detached garage.

Properties in this location are highly sought after so we don't expect this one to be available long, in order to not miss out CALL ANTHONY MARTIN today to view!

3 BEDROOMS • 3 RECEPTION ROOMS • 1 BATHROOMS

MONTCALM ROAD

CHARLTON

- Sought after location
- Extended semi detached home
- Very well presented
- Open plan lounge / dining room
- First floor bathroom & ground floor WC
- Large 'L' shape kitchen / breakfast room
- Will sell fast
- Call Anthony Martin now to view
- Floor Area: 1213 sq ft
- EPC Rating: E

