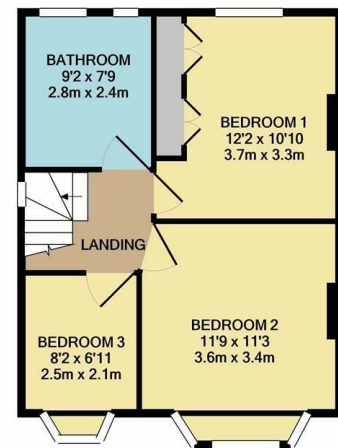
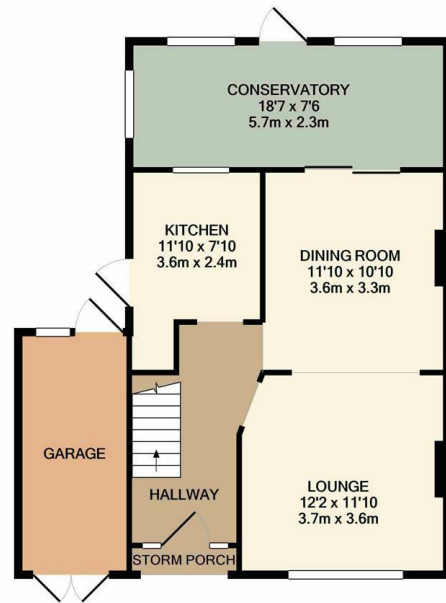


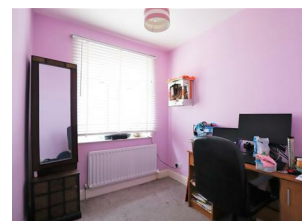
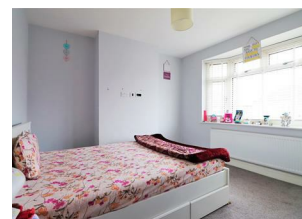
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



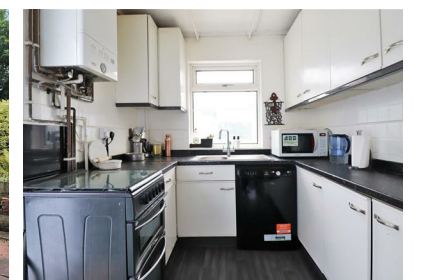
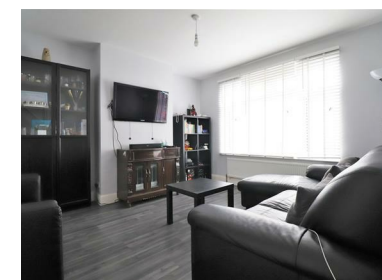
GROUND FLOOR  
APPROX. FLOOR  
AREA 667 SQ.FT.  
(62.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1115 SQ.FT. (103.6 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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**BARRINGTON ROAD**  
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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 proud to offer to the market this WELL PRESENTED 'J' TYPE FEAKES & RICHARDS semi detached family home which is located on a quiet residential road in the heart of Bexleyheath giving great access to all the local schools, shops and transport including a short walk to Bexleyheath train station.

The accommodation on offer consists of entrance hall which from here gives access to all of the ground floor living space, the lounge is to the front of the property which has been made open to the dining room, from here you can access the conservatory which overlooks the south facing rear garden making this the perfect room to unwind and relax after a busy day at work. The kitchen is also to the ground floor.

To the first floor there are THREE BEDROOMS which consist of two double bedrooms and one single, the family bathroom which is a good size modern space.

Externally there is off road parking to the front for 2 cars and a good size SOUTH FACING rear garden which is perfect for those summer BBQ's.

This property is certainly not one to be missed so CALL ANTHONY MARTIN now to arrange your viewing!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## BARRINGTON ROAD

BEXLEYHEATH

- Chain free
- Walking distance to Bexleyheath train station
- Close to local schools & shops
- South facing garden
- Well presented
- Three bedrooms
- Open plan lounge/dining room
- Call Anthony Martin to view
- Floor Area: 1115 sq ft
- EPC Rating: D

