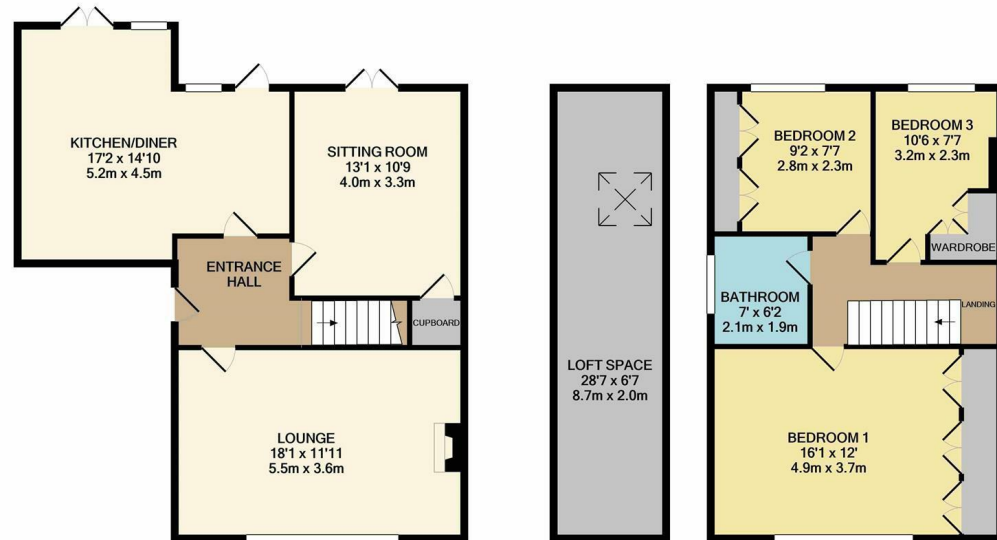


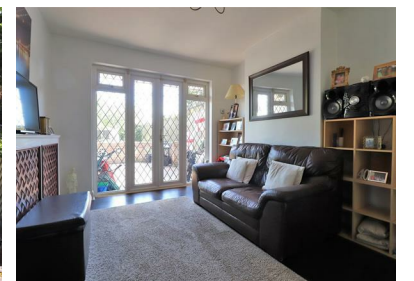
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		43	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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GRAVEL HILL
SOUTH BEXLEYHEATH
Guide Price £450,000



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

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Anthony Martin
Estate Agents

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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



** PRICE RANGE £450,000 - £475,000 **

Anthony Martin estate agents are delighted to be the vendors sole selling agent for this ATTRACTIVE EXTENDED SEMI DETACHED FAMILY HOME, the property itself could not be better positioned as everything a family will need is literally on its doorstep, this includes Bexleyheath Broadway which has almost every shop you would want plus a range of bars and restaurants, the property is also close to a range of schools including primary, secondary and grammar schools plus has great access for the A2/M25 links if needed.

The accommodation is set back off the road giving you a huge amount of off road parking comfortably fitting 4/6 cars depending on the size of the vehicles.

The accommodation on offer comprises, entrance hall which gives access to all of the ground floor living space, to the front of the home is a nice size lounge whilst to the rear theirs a separate sitting room, this could also be used as a formal dining room or even another bedroom if needed, also to the rear of the home is the EXTENDED KITCHEN/DINING room, this is a great size and defiantly the heart of the home, this backs on to the large rear garden which on a nice summers days is the perfect place to relax and enjoy a nice glass of wine after a busy day!

To the first floor there are THREE GOOD SIZE BEDROOMS and family bathroom.

If your looking for a family home then this should 100% be at the top of your list!

Call us now to arrange your viewing!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

GRAVEL HILL

SOUTH BEXLEYHEATH

- South Bexleyheath location
- Extended semi detached family home
- Off road parking for 5/6 cars
- Large rear garden
- Extended kitchen/dining room
- Two reception rooms
- Three bedrooms
- Call Anthony Martin to view
- Floor Area: 1357 sq ft
- EPC Rating: E

