

GROUND FLOOR  
APPROX. FLOOR  
AREA 707 SQ.FT.  
(65.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 460 SQ.FT.  
(42.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1167 SQ.FT. (108.4 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		
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		
EU Directive 2002/91/EC		



BELVEDERE ROAD  
BEXLEYHEATH  
Guide Price £475,000



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

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

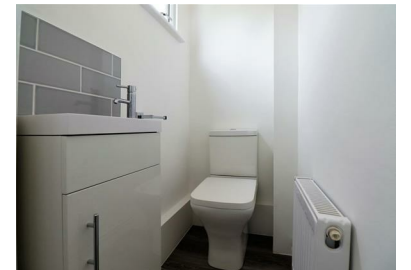
Anthony Martin  
Estate Agents

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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





Anthony Martin are delighted to offer to the market this CHAIN FREE semi detached family home which has recently been REFURBISHED.

The property is located on Belvedere Road in Bexleyheath which is a very popular location given that your are within walking distance to the majority of things a family might need, these include a range of schools, primary, secondary and grammar, Bexleyheath Train Station and The Broadway which has a large variety of shops, bars, restaurants as well as the cinema.

The accommodation on offer comprises of an entrance porch which leads into the entrance hall, the lounge can be found to the front of the home which is a generous size reception room while the dining room can be found to the rear of the property, this has been made open plan to the modern kitchen, from here you can access the ground floor WC and also the large rear garden.

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

Externally there is OFF ROAD PARKING to the front for 2 cars, garage to the side and as mentioned a great size rear garden with a great view, given the space to the side and rear of this home there is plenty of space for future extensions (STPP).

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

CALL ANTHONY MARTIN now to view!

3 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

## BELVEDERE ROAD

BEXLEYHEATH

- Chain free
- Recently refurbished
- Spacious property
- Great location
- Large garden
- Walking distance to Bexleyheath train station
- Ground floor WC
- Call Anthony Martin to view
- Floor Area: 1167 sq ft
- EPC Rating: TBC

