



GROUND FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.4 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 303 SQ.FT.
(28.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1043 SQ.FT. (96.9 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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IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

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Offers In Excess Of
£375,000

Baldwyns Road

Bexley

Anthony Martin are delighted to offer for sale this well presented three bedroom terraced house. Deceptively spacious this property is set across three floors leaving room for the whole family. This property is offered with no forward chain and set in a popular location just outside of Bexley Park.

The property itself comprises of an open planned Lounge / Diner which has more than enough space for dinner parties with friends and family. At the back of the property there is the Kitchen, beautifully presented and has a subtle farmhouse style feel to it. There is also a built in oven and hob and space for you to put your washing machine. The first floor has two good sized bedrooms and the second floor has the family bathroom which is very large and the third bedroom. To the rear of the property you also have garden with a decked area and is mostly patio.

Also you have a garage to the rear of the property

There are schools nearby and even a very good grammar school which is in Wilmington. Local shops are just round the corner and there is a spa and gym within access too. If you need access to the A2 and M25 you are in luck and from here you have access to the Dartford crossing, Bluewater and the Blackwall Tunnel.

This property would suite someone who is looking for somewhere to put their own stamp on and must be viewed to be fully appreciated.



- **NO FORWARD CHAIN**
- **Close to Local Shops & Schools**
- **Garage to rear**
- **Access to the A2 and M25 nearby**
- **Approx 1.3 Miles to Bexley Village and Railway Station**
- **Floor Area : 1043 SQ.FT**
- **Set Across Three Floors**
- **Close to Dartford Heath**
- **Approx 0.5 Miles to Maypole Primary School,**

