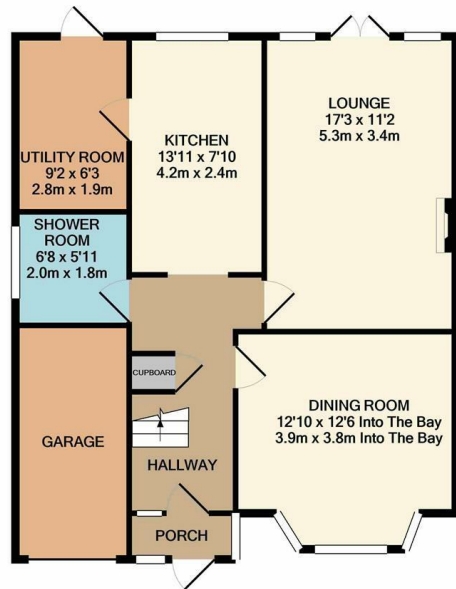
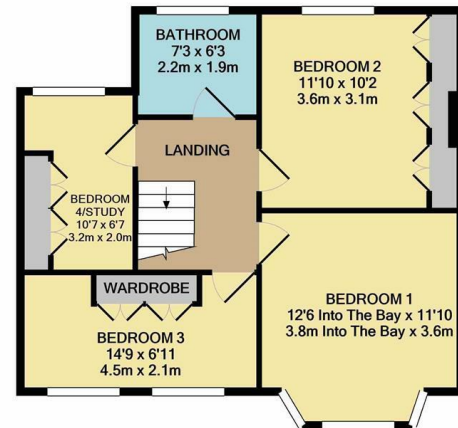


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating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

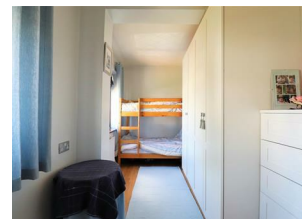


GROUND FLOOR
APPROX. FLOOR
AREA 763 SQ.FT.
(70.9 SQ.M.)

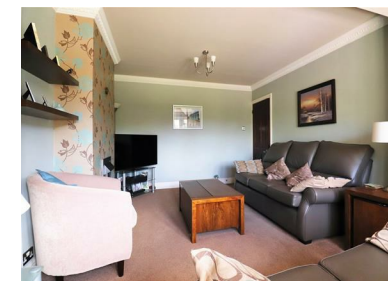


1ST FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1315 SQ.FT. (122.1 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.
Made with Metropix ©2020



LANSDOWNE AVENUE
BEXLEYHEATH
Guide Price £500,000



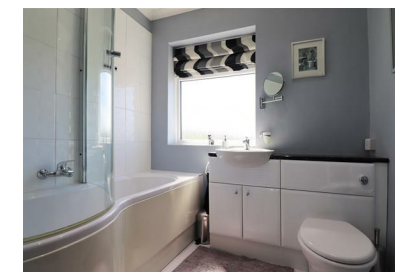
2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

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



**** PRICE RANGE £500,000 - £525,000 ****

Located on the Bexleyheath/Welling borders is this VERY WELL PRESENTED EXTENDED FOUR BEDROOM semi detached family home, although the property already benefits from being extended to the side and rear this property still offers the chance to be extended further subject to the normal planning consent.

The property is located on Lansdowne Avenue which is a very quiet road which is ideally positioned for local schools, shops and transport.

The property has been enjoyed by the current owners for many years and over this time the owners have really looked after the property which definitely shows.

The accommodation comprises of an entrance porch to the front of the home which then leads into a good size hallway, the dining room is in the front reception room which is a very good size room, this could also be used as the main living room if preferred. Currently the lounge is to the rear of the home and is very spacious thanks to the extension, also to the rear of the home is the kitchen which again benefits from the extension and is another good size room, from here you can access the utility room. There's also a modern shower room to the ground floor.

To the first floor there are FOUR BEDROOMS which are made up of THREE DOUBLES and one LARGE SIGNAL, the family bathroom is also to this floor.

Externally there is off road parking to the front for a couple of cars, an integral garage and a really nice size rear garden.

This will certainly continue to make a great family home so CALL ANTHONY MARTIN NOW to arrange your viewing!

4 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

LANSDOWNE AVENUE

BEXLEYHEATH

- Extended semi detached family home
- Four bedrooms
- First floor bathroom & ground floor shower room
- Large dining room
- Extended lounge & kitchen
- Good size garden
- Further room to extend (STPP)
- Call Anthony Martin to view
- Floor Area: 1315 sq ft
- EPC Rating: tbc

