

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



OKEHAMPTON CRESCENT

WELLING

£1,350




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 The UK's number one property website


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[PrimeLocation.com](https://www.primelocation.com)


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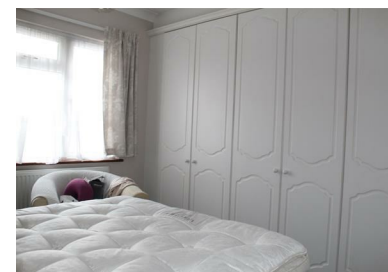
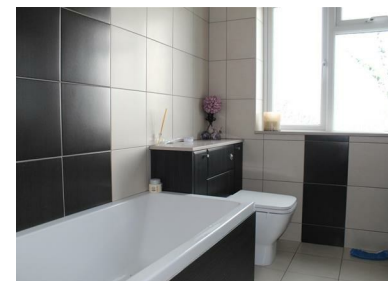
**Anthony Martin**  
 Estate Agents

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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 Estate Agents are delighted to offer you TO LET this rarely available FULLY FURNISHED 2 Bedroom Semi Detached House which is available for occupancy towards the beginning of February.

Internally, this property boasts a large Living Room with a dining area, as well as a kitchen which flows nicely on to the conservatory which also has unit space and a breakfast bar. As well as this, downstairs also benefits from having a downstairs Shower Room, along with a utility room also.

Upstairs boasts 2 double bedrooms, along with 1 dressing room, and a family bathroom. Externally, the house benefits from having off Street Parking for 3 cars, as well as a rear garden which is mainly astro-turfed.

Please call us today to book your internal viewing on 0208 303 3338 (opt 2)

2 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

## OKEHAMPTON

### WELLING

- Semi Detached House
- 3 Bedrooms
- 2 Bathrooms
- Close to Bus Routes
- Rear Garden
- Off Street Parking
- Available Early February
- Call Today
- EPC - ORDERED

