



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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			82
(81-91) B			
(69-80) C			
(55-68) D		56	
(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	



**PELHAM ROAD**  
**BEXLEYHEATH**  
Guide Price £425,000

TOTAL APPROX. FLOOR AREA 975 SQ.FT. (90.6 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: 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



Offered to the market chain free is this well presented 2 bedroom detached bungalow.

It's location is second to none. Close the Bexleyheath shopping mall and town centre which has great bus links in and out of the area. Barnehurst and Bexleyheath mainline train stations are also not too far away and again have great access to central London.

Internally there is a bright and airy hallway which leads to 2 double bedrooms, a large lounge that spans the width of the property, a well equipped kitchen, bathroom with separate WC and a lovely double glazed conservatory which has a stunning view over the low maintenance garden which is stocked with mature shrubberies.

There is parking on the driveway for 2 cars and a garage.

Potential buyers will need to show proof of funds if an offer is accepted.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## PELHAM ROAD

BEXLEYHEATH

- 2 Bedroom Detached Bungalow
- Chain Free
- Close to Local Amenities
- Parking And Garage
- Low Maintenance Garden
- Large Lounge
- Conservatory To Rear
- EPC - D 61
- 975 SQ FT

