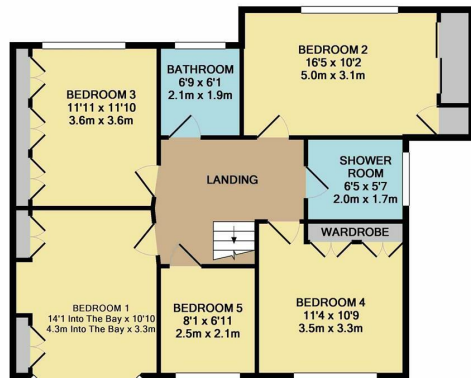


GROUND FLOOR  
APPROX. FLOOR  
AREA 829 SQ.FT.  
(77.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 789 SQ.FT.  
(73.3 SQ.M.)

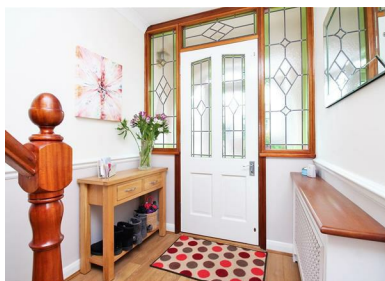
TOTAL APPROX. FLOOR AREA 1619 SQ.FT. (150.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan 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 5/2019



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		



BARNEHURST AVENUE  
BEXLEYHEATH  
Guide Price £625,000



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The UK's number one property website

Zoopa.co.uk

PrimeLocation.com

OnTheMarket.com

Anthony Martin  
Estate Agents

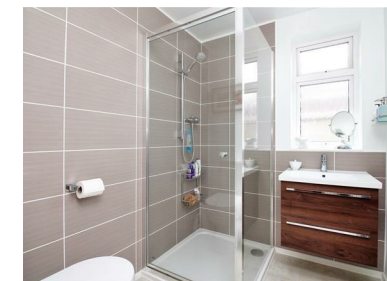
Midfield Parade, 9 Mayplace Road East,  
Bexleyheath, Kent, DA7 6NB

01322 557457  
barnehurst@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





A sensational, five bedroom 'Wedlock' built family house, presented beautifully throughout and situated on a highly sought after road with a large southerly facing garden. Over years past the current owners have been through an extensive refurbish and extension programme and have turned this house into arguably one of the finest around.

This family house provides a wealth of entertaining space, together with flexible family living. The ground floor comprises a substantial sized lounge which has direct access onto the stunning garden.

The kitchen has beautiful units with integrated appliances and separate dining/breakfast area and also boasts a utility room. Just off the utility is the downstairs WC.

Upstairs has five well proportioned bedrooms and two recently refurbished bath and shower rooms.

The landscaped garden benefits from outdoor lighting and a large terrace, ideal for alfresco dining. Steps from the terrace lead to the lawn and to the rear is a vegetable garden.

The driveway caters for around four vehicles and has a larger than average garage and has the added benefit of side access leading to the garden.

5 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

## BARNEHURST AVENUE

BEXLEYHEATH

- 5 Bedroom Semi Detached
- Popular Wedlock Style
- Bathroom And Shower Room
- Stunning Rear Garden
- Large Garage
- Close To Great Schools
- Parking For 4 Cars
- EPC - TBC
- 1619 SQ FT

