



TOTAL APPROX. FLOOR AREA 464 SQ.FT. (43.1 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  
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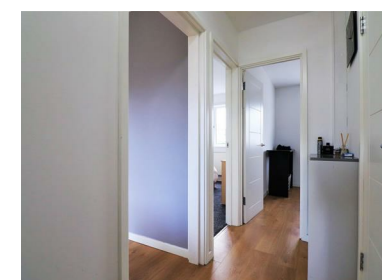
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			76
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>		59	59
<div><div></div><div>(11-20) G</div></div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
<div><div></div><div>(92 plus) A</div></div>			80
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>		58	58
<div><div></div><div>(11-20) G</div></div>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



DOWNBANK AVENUE

BEXLEYHEATH

Guide Price £250,000



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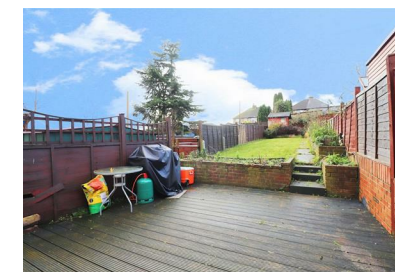
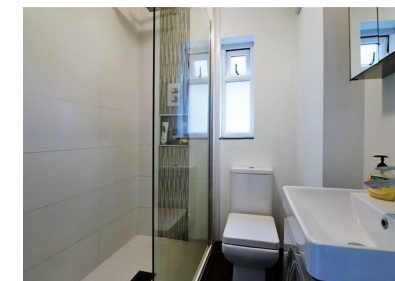
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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 on a road forming the ABC roads in Barnehurst is this stunning two bedroom ground floor detached maisonette.

With Barnehurst train station close by and local amenities within walking distance this property would suit a first time buyer or a buy to let investor with its healthy monthly return of £950 - £975pcm.

The property comprises of two light and airy bedrooms, a lounge which is perfect for unwinding after a hard days work and a beautiful kitchen which over looks your own private rear garden a perfect space for entertaining during the summer months. There is also a modern fitted shower room.

As previously mentioned the property offers its own private rear garden and to the front there is of street parking on a private driveway

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## DOWNBANK AVENUE

BEXLEYHEATH

- Ground Floor Detached Maisonette
- Two Double Bedrooms
- Modern Decor Throughout
- Spacious Shower Room
- Area: 464 Sq.Ft
- Private Rear Garden
- EPC: D 59
- Off Street Parking
- Ideal First Time Buy
- Close To Barnehurst Train Station

