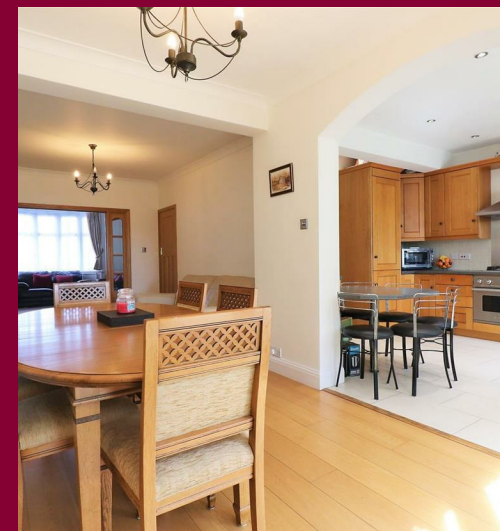


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Zoopla.co.uk

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IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

2 Pickford Lane
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DA7 4QW

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Price Range
£650,000

Upton Road

South Bexleyheath

**** PRICE RANGE £650,000 - £700,000 ****

Anthony Martin estate agents are proud to offer to the market this **VERY WELL PRESENTED** and **EXTENDED SEMI DETACHED FAMILY HOME** which is located on a popular road on the **SOUTH SIDE** of Bexleyheath, the property couldn't be any better positioned as is within walking distance to the very sought after Townley Grammar School, plus a range of other schools, Bexleyheath Broadway which has a large range of different shops, bars and restaurants and also gives very easy access to the A2/M25 links, what else do you need??

The property itself has been lovingly cared for over the years by the current owners and has had a large amount of work done, however the property also gives the next lucky owner the chance to extend further, if needed, this of course would be subject to the normal planning permission.

The accommodation on offer comprises of a good size entrance hall, this gives access to all of the ground floor space, the lounge is to the front of the home and is bay fronted, not only adding the character to the home but also gives this room a little extra space, via French doors you can access the sitting room which is then open plan to the dining room, the kitchen / breakfast room can then be accessed from the dining room aswell as the entrance hall, the kitchen is a great room and has a lovely bay feature window overlooking the well-kept garden.

On the ground floor and accessed off what would have been the original kitchen but is now part of the hallway is a cloakroom, utility room and study, which could also be turned into bedroom five if needed and also the garage, if you need a property that has an annex area then this may be suitable to be converted.

To the first floor the space continues, there are **FOUR BEDROOMS** which are made up of **THREE DOUBLES**, one with an en suite shower and a single bedroom, the family bathroom is also to this floor.

Externally there is an approx 70ft rear garden which backs onto a private playing field.



- **Very well presented**
- **Walking distance to Townley Grammar School**
- **Backing on to private playing field**
- **Extended family home**
- **Four bedrooms**
- **En suite & first floor bathroom**
- **Three reception rooms**
- **Call Anthony Martin to view**
- **Floor Area: 1602 sq ft**
- **EPC Rating: C**

