



GROUND FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 880 SQ.FT. (81.7 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			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



ORCHARD AVENUE
BELVEDERE
Guide Price £425,000



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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



Guide Price £425,000

Situated in a quiet road is this extended three bedroom semi detached property. The property itself is well located to shops, schools and transport links making this an ideal buy for those looking to move into the area.

The ground floor of this property offers a large amount of living space for those looking to up size within the area. The main reception is bright airy and offers a great space for a family to kick back and relax in. The kitchen is the heart of most family homes and this one is certainly one that ticks all of those boxes when looking for a new house. The vendors of this house have added a side extension which offers an additional and much needed addition to the overall size of the kitchen but can also be greatly extended further STPP being approved making an even bigger open plan kitchen/diner.

The first floor offers three bedrooms and a modern bathroom suite. With the side extension the bathroom has been made larger to and more spacious. There is also potential to add a loft conversion STPP.

The garden is mainly laid to lawn perfect for a growing family who love outside space.

There is of street parking for two vehicles.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

ORCHARD AVENUE

BELVEDERE

- Extended Semi Detached
- Three Bedrooms
- Two Separate And Spacious Reception Rooms
- First Floor Bathroom
- Area: 880 Sq.Ft
- Private Laid To Lawn Garden
- EPC: D 62
- Off Street Parking
- Quiet Location
- Potential Scope For Extensions STPP

