

GROUND FLOOR
APPROX. FLOOR
AREA 553 SQ.FT.
(51.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 473 SQ.FT.
(43.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1026 SQ.FT. (95.3 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: 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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**Offers Over
£400,000**

Little Heath Road Bexleyheath

If your looking for a property that you can extend in the future, then look no further, as this UN-EXTENDED SEMI DETACHED CHALET offers just that! These properties are very straight forward to extend and the end result will be a spacious 4/5 bedroom home.

The property is located on Little Heath Road which is a popular street within the very well known Pantiles area, the area offers everything a family will need which is why it has always been in such high demand, within walking distance you have local schools, shops and transport including Bexleyheath train station.

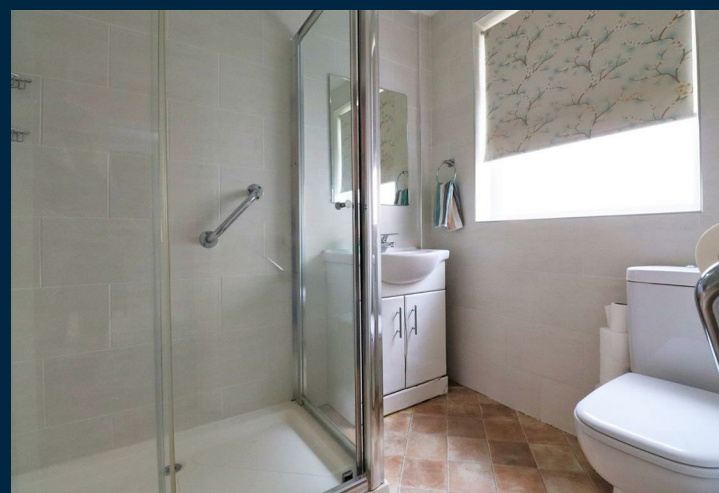
The property itself has been in the same family for many years and has been a very happy home, the property is in need of some updating but if your not looking to extend straight away then you will be delighted to know that the roof has been replaced.

The current accommodation comprises of a good size hallway which is located to the side of the property, this gives access to the two reception rooms and ground floor bathroom, from the dining room you can access the kitchen which then leads out to the rear garden, this property was built as a 3 bedroom but this was changed to a 2 bedroom as the lounge was knocked through into the original ground floor third bedroom, this can be simply changed back with a stud wall if needed.

To the first floor there are two double bedrooms.

Externally there the property is set back off the road giving the property a nice size driveway and as previously mentioned there is also a nice sunny rear garden with side access.

This really is a great opportunity so therefore i'm sure this will sell fast, to not miss out CALL ANTHONY MARTIN now to arrange your viewing!



- Chain free home
- Sought after un-extended chalet
- Lots of extension potential STPP
- Sought after Pantiles location
- In need of some updating
- Good size front & rear gardens
- Will sell fast
- Call Anthony Martin to view
- Floor Area: 1026 sq ft
- EPC Rating: tbc

