



GROUND FLOOR
APPROX. FLOOR
AREA 496 SQ.FT.
(46.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.4 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 | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (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 | | | 77 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 52 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



BEDONWELL ROAD
BEXLEYHEATH
Guide Price £375,000



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PrimeLocation.com

onTheMarket.com

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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: £375,000 - £400,000

Offered to the market is this three bedroom semi detached family home. It has one large reception rooms on the ground floor as well as a separate dining area offering a picturesque outlook onto the garden.

Upstairs has three bedrooms and a larger than average shower room. All of the bedrooms are of a good size and ideal for those looking for that next step property. The main bedroom has fitted wardrobes.

The garden is mainly laid to lawn with a patio area starting at the beginning of the garden.

Nearby is 'The Pantiles' which has a row of shops and in the other direction is Nuxley Village.

The nearest train station is that of Bexleyheath and it is surrounded by many reputable and highly sought after primary schools such as Belmont and Bedonwell. Not too far away will also be the eagerly awaited Cross Rail in the nearby Abbey Wood.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

BEDONWELL ROAD

BEXLEYHEATH

- Semi Detached Family Home
- Three Generous Bedrooms
- Large Lounge With Separate Dining Area
- Shower Room To First Floor
- Area: 908 Sq.Ft
- Private Rear Garden
- EPC: D 59
- Driveway For number Of Vehicles
- Bus Routes Walking Distance

