

GROUND FLOOR  
APPROX. FLOOR  
AREA 1007 SQ.FT.  
(93.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 480 SQ.FT.  
(44.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1488 SQ.FT. (138.2 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.

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**Guide Price**  
**£600,000**



## Brampton Road Bexleyheath

**\*\* CHAIN FREE PROPERTY \*\***

**\*\* PRICE RANGE £600,000 - £625,000 \*\***

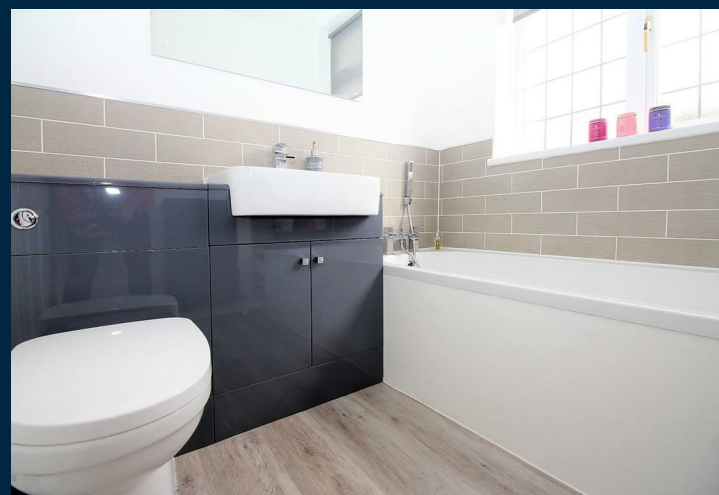
If your looking for an impressive looking home within access to local shops, schools, Bexleyheath Train Station and within a mile of the impending Crossrail at Abbey Wood then look no further!

The present owners have spent time and money on this home to provide modern comfortable living accommodation and although the ground floor has been extended to the rear, providing you get planning permission there is still scope to extend above the garage.

Internally there is a welcoming entrance hall leading to all the ground floor accommodation including a light and airy sitting room to the front, a 21ft lounge area that overlooks the rear garden, a kitchen/breakfast room which is fitted with a multitude of integrated appliances including a fridge freezer, dishwasher, double oven, gas hob and even an Espresso Machine. There is also a ground floor shower room which is ideal if you have a large family while to the first floor there are three well proportioned bedrooms, a modern family bathroom and a loft area which has potential for a loft conversion subject to the relevant planning consents.

Externally there is a landscaped 85Ft rear garden which is great for entertaining and having barbecues and if you have a car there is off street parking for five vehicles and a garage to the side.

**This truly is a beautiful home, make that call now or risk losing out!**



- Chain Free
- Bedrooms: 3
- Receptions: 2
- Bathrooms: 2
- Floor Area: 1488 Sq Ft
- Rear Garden: 85Ft Garden
- Parking: Off Street Parking And Garage
- EPC: TBC

