



GROUND FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(40.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 882 SQ.FT. (81.9 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			88
(81-91) B			
(69-80) C		68	
(55-68) D			
(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			87
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



SWANLEY ROAD

WELLING

Offers Over £375,000



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2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

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Estate Agents

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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



Anthony Martin estate agents are delighted to offer to the market this CHAIN FREE Steven's home which is ideally positioned for both Welling & Bexleyheath train stations aswell as local schools and shops.

The property has been EXTENDED to the rear with a double story extension which adds so much space to these properties and creates a good spacious family home which doesn't have any small rooms.

The accommodation on offer comprises of, entrance hall, the lounge is to the front of the home, this is bay fronted which is a great feature and also adds more space to this room, the dining room is to the middle of the property which from here you can access the EXTENDED kitchen/breakfast room.

To the first floor there are THREE WELL PER PORTIONED BEDROOMS and an enlarged family bathroom.

Externally there is off road parking to the front and a large rear garden which also has side access.

These really are great properties and are always in high demand, so to not miss out CALL ANTHONY MARTIN now to arrange your viewing!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

SWANLEY ROAD

WELLING

- Chain free
- Sought after Steven's style home
- Double rear extension
- Walking distance to Welling & Bexleyheath BR
- Three good size bedrooms
- Enlarged first floor bathroom
- Extended Kitchen
- Call Anthony Martin to view
- Floor Area: 882 sq ft
- EPC Rating: D

