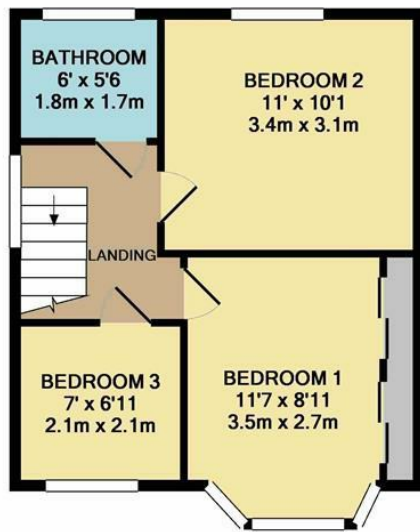


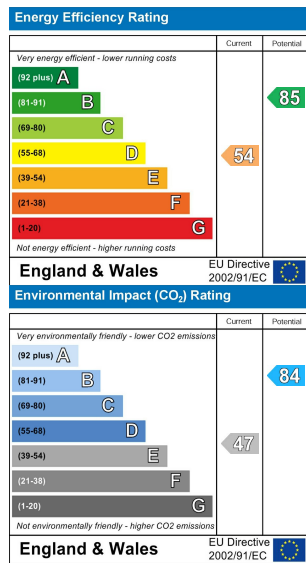
GROUND FLOOR  
APPROX. FLOOR  
AREA 625 SQ.FT.  
(58.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 357 SQ.FT.  
(33.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 982 SQ.FT. (91.2 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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## RUTHERGLEN ROAD ABBEEWOOD

Guide Price £350,000



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 **OnTheMarket.com**

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

**Anthony Martin**  
Estate Agents

020 8303 3338  
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www.anthonymartin.co.uk

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





**\*\* PRICE RANGE £350,000 - £375,000 \*\***

Anthony Martin are delighted to offer to the market this **THREE BEDROOM** end of terrace home located in a popular residential road in Abbey Wood backing onto Bostall Woods.

The accommodation on offer comprises entrance porch, the hallway has been made open plan to the lounge area giving this room a great bit of extra space, the kitchen has also been made open plan to the dining room and from here you can access the large conservatory which spreads across the width of the property overlooking the huge garden.

To the first floor there are three bedrooms, two doubles and one single and the family bathroom.

The outdoors space with this property is fantastic, so anyone looking for a larger than average garden or if you are fed up with the children's toys taking over the garden and would like some extra space for yourself then look no further.

There is also a detached double garage to the rear which has vehicle access provided from a shared driveway.

There is plenty of room around this property and with its unusually large garden for the area it's likely to get a good amount of interest so to not miss out call us today to arrange your viewing!

**3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS**

## RUTHERGLEN ROAD

ABBEEWOOD

- Huge garden
- Rear access
- End of terrace home
- Three bedrooms
- Large conservatory
- Open plan kitchen/breakfast room
- Detached garage
- Must be viewed
- Floor Area: 982 Sq Ft
- EPC: E 54

