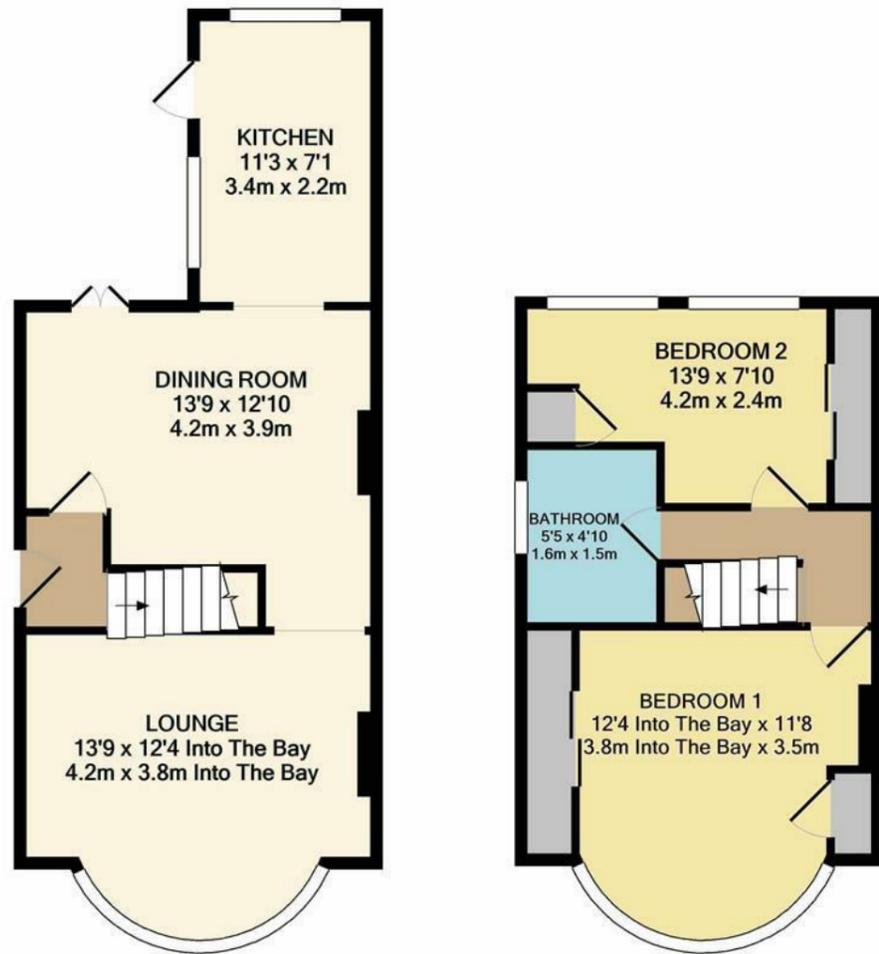


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		



GROUND FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 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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Anthony Martin
Estate Agents

020 8303 3338
bexleyheath@anthonymartin.co.uk
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



ATTENTION ALL FIRST TIME BUYERS, we have the perfect first home for you!

Anthony Martin estate agents are proud to market this EXTENDED TWO BEDROOM STEVENS STYLE SEMI DETACHED HOME, these are really great properties to get you on the property ladder and even have a great amount of extension potential if you decided later down the line you wanted more space.

The accommodation on offer comprises of an entrance hall which is to the side of the property, from here you can access the dining room which is a good size, this then has a door that leads tot he garden and also gives access to the lounge, these are lovey rooms which benfit from having the feature bay window to increase the size of the room.

To the rear of the property is the kitchen, this is accessed via the dining room and also has a door leading to the garden, the kitchen has had a small extension already which doubles the length of the standard kitchen, however many homes in the area of this style have had double rear extensions which then make them into a generous sized three bedroom home.

To the first floor there are TWO DOUBLE bedrooms and bathroom.

Externally as mentioned there is a nice size rear garden and off road parking to the fron for 1/2 cars.

Call Anthony Martin today to book your viewing!

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

BUDLEIGH CRESCENT

WELLING

