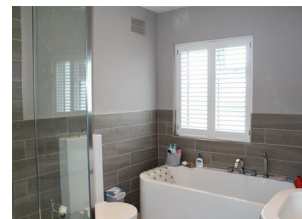


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



MALVERN AVENUE  
BEXLEYHEATH

£2,100



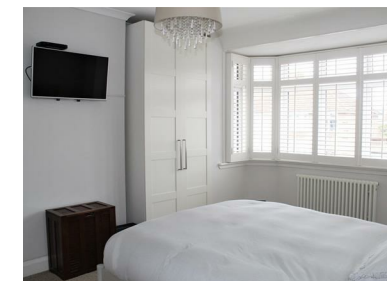
2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

**Anthony Martin**  
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



**\*\*SIMPLY STUNNING\*\*** Anthony Martin Estate Agents are delighted to offer you TO LET this beautiful 3 bedroom Semi Detached House which is available for occupancy towards the middle to end of March.

This property is truly stunning, with the kitchen being the heart of the home. There is also a separate living room, Study which could be used as a spare bedroom/kids playroom, as well as a downstairs utility room and shower room. Upstairs boasts 3 bedrooms, as well as the family bathroom.

Externally, the rear garden is absolutely stunning, along with off street parking for 2 cars. Please call us today to book your internal viewing on 0208 303 3338 (opt 2)

3 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

## MALVERN AVENUE

BEXLEYHEATH

- Semi Detached House
- 3 Bedrooms
- Simply Stunning
- Rarely Available
- Available Early March
- Off Street Parking
- Call Today
- EPC - C

