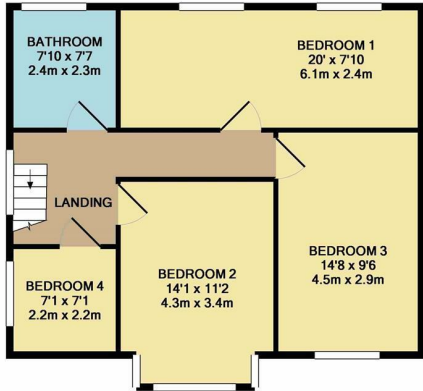
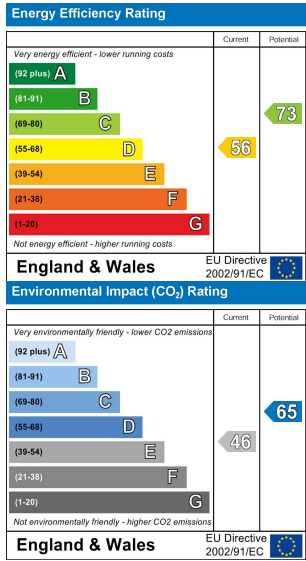


GROUND FLOOR
APPROX. FLOOR
AREA 819 SQ.FT.
(76.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 629 SQ.FT.
(58.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1448 SQ.FT. (134.5 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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AVENUE ROAD

ERTH

Guide Price £600,000



rightmove.co.uk
The UK's number one property website

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com

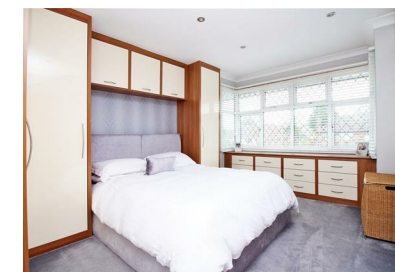
Anthony Martin
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes 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



Guide Price £600,000

Detached and with a presence in a highly sought after area, is this well designed and refurbished four bedroom house. The property is centrally heated and double glazed and has been recently refurbished, allowing the lucky buyer to unpack, move in and relax.

The ground floor offers a modern open plan layout. The large lounge diner is a great size and perfect for those who love to entertain. The kitchen is modern with integrated appliances and has ample space for the chefs in the family. There is a well sized downstairs shower room complete with a W/C.

The first floor has four bedrooms and a family bathroom. All of the bedrooms benefit from air conditioning units, which as well as cooling are able to heat rooms efficiently. There is also a air conditioning unit installed and servicing between the living room and dining room on the ground floor.

The tiered garden is a good size and with a large decking at the rear, perfect for entertaining and gatherings with friends and family. There is an attached garage, together with parking for two cars on the driveway.

The property is well located for schools, shops and also transport links, making this a great family home.

4 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

AVENUE ROAD

ERITH

- Detached Family Home
- Four Bedrooms
- Open Plan Kitchen Breakfast Room
- Open Plan Lounge/Diner
- Area: 1,448 Sq.Ft
- Private Rear Garden With Large Decking Area
- EPC: D 56
- Off Street Parking
- No Chain
- Ideal Family Home

