



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D	52	
(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		56
(81-91) B		
(69-80) C		
(55-68) D	42	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



BROOM MEAD
SOUTH BEXLEYHEATH
Guide Price £415,000

TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.4 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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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 £415,000 - £440,000 **

Anthony Martin are proud to be the selling sole agents for this STUNNING TWO DOUBLE BEDROOM semi detached bungalow which is located on a popular road in SOUTH BEXLEYHEATH giving easy access to the A2/M25 links as well as being close to local schools, transport and Bexleyheath Broadway which has a large range of shops, bars and restaurants making this an all-round great property to purchase.

The property has been tastefully updated by the current owner but does still offer a lot of future potential, some on the road have done loft conversions which create an amazing master bedroom with en suite, so if you are looking for a property that you can simply move into, unpack and put your feet up but still has scope to develop further then this is the one for you!

The accommodation on offer comprises of a spacious entrance hall, this is where the staircase would go if you decided to extend but currently provides access to all of the living space. The lounge is to the front of the property which is a very good size this is then also open plan to the dining area, from here you can access the newly fitted modern kitchen. Further to this there are two double bedrooms and bathroom with separate WC.

Externally there is off road parking to the front, garage and a good size rear garden.

Call Anthony Martin now to arrange your viewing!

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

BROOM MEAD

SOUTH BEXLEYHEATH

- South Bexleyheath location
- Spacious property throughout
- Great condition throughout
- Two double bedrooms
- Modern kitchen
- Open plan lounge / dining room
- Off road parking & garage
- Call Anthony Martin to view
- Floor Area: TBC
- EPC Rating: TBC

