



GROUND FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 803 SQ.FT. (74.6 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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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 <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	



AMHURST WALK

THAMESMEAD

Guide Price £325,000



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

Zoopa.co.uk

PrimeLocation.com

OnTheMarket.com

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





**\*\* PRICE RANGE £325,000 - £350,000 \*\***  
**\*\* AMAZING LAKE VIEWS \*\***

Anthony Martin Estate Agents are delighted to offer to the market this ATTRACTIVE mid terrace home which has views to simply die for!

The property is a great size throughout and is also very well presented, the accommodation comprises of entrance hall which gives access to the lounge, this is a very good size room and is to the front of the home, there are a few stairs that then lead to the dining room and the modern kitchen.

To the first floor there are THREE GOOD SIZE BEDROOMS and family bathroom.

Externally there is a low maintenance rear garden with artificial grass and has the added bonus of rear access, there is also a garage to the rear of the property, in front of the garage there's a parking space for one car, however the road is quiet for parking.

As mentioned the views are stunning from the property which I'm sure there are properties with similar views which would cost millions! The lake is directly opposite the home meaning as soon as you open your front door the lake is the first thing you will see every morning, cant get much better than that!

To not miss out on this great opportunity CALL ANTHONY MARTIN NOW to view!

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

## AMHURST WALK

THAMESMEAD

- Amazing lake views
- Very quiet location
- Spacious property
- Well presented
- Three good size bedrooms
- Two reception rooms
- Modern kitchen
- Call Anthony Martin to view
- Floor Area: 803 sq ft
- EPC Rating: tbc

