



GROUND FLOOR
APPROX. FLOOR
AREA 343 SQ.FT.
(31.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(30.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.2 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: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

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Guide Price
£400,000

Tile Kiln Lane Bexley

Guide Price £400,000 to £425,000

Anthony Martin Estate Agents are excited to offer for sale this beautifully presented two bed semi-detached cottage situated on the Tile Kiln Lane which is an extremely popular private road within Joydens Wood/Bexley.

As you enter through the porch you are greeted with an open plan living/diner space which is perfect for living and entertaining. You will notice as you walk through this home that it has been recently decorated to a high standard. The ground floor is also home to the kitchen which is perfect for cooking up a storm!

The first floor comprises of two double bedrooms and the high spec family bathroom.

To the rear of the property there is a sizable garden which is approximately 70ft long which gives plenty of room for kids to run around or to. The front of the property boasts a sizable driveway which can fit more than one car on.

This property is close to local shops, schools, and amenities so it would be a shame to miss out. Whether you are a first-time buyer, growing family, investor or downsizing we highly recommend viewing this gorgeous deceptively spacious cottage.

Call Anthony Martin today to book your COVID-19 safe viewing.



- **Stunning Home**
- **Great School Catchment Area**
- **Large Driveway**
- **Close to local amenities**
- **Modern Decor**
- **Popular Location**
- **Approx 667 SQ.FT**
- **Approx a 10 Minute walk to Maypole Primary School**
- **Good Size Rear Garden**
- **Great links to the A2**

