



GROUND FLOOR  
APPROX. FLOOR  
AREA 833 SQ.FT.  
(77.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 868 SQ.FT.  
(80.1 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 341 SQ.FT.  
(31.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1842 SQ.FT. (171.1 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**  
**£600,000**

# Brampton Road Bexleyheath

**\*\* PRICE RANGE £600,000 - £650,000 \*\***

**CALLING ALL FEAKES & RICHARDS LOVERS!**

Anthony Martin Estate Agents are delighted to offer to the market this RARLEY available "Sunnydale Lido" Feakes and Richards family home, this style is based on the SOUGHT after 'K' Type so benefits from all the space that these offer but also an amazing balcony feature from the original bedroom three. This property has been lovingly cared for over the years by the current owners and has also been extended to the side with a double storey extension the home also benefits from a conservatory and loft conversion making this already generous size home into a very spacious property which still offers the scope to extend further if needed (STPP).

The property is located on the corner of two popular residential roads in Bexleyheath giving this property easy access to local shops, schools and transport including being within walking distance to Bexleyheath Train Station.

The accommodation of offers comprises of a porch to the front of the home which then leads in the much loved large entrance hall, this then gives access to all of the ground floor space which consists of two large reception rooms, extended kitchen/breakfast room, a spacious WC and a generous conservatory to the rear of the home which comes with air conditioning.

To the first floor the space continues with **THREE DOUBLE BEDROOMS** and one large single bedroom, the family bathroom with separate WC is also to this floor along with the added bonus of bedroom four having its very own en suite shower room, if all this wasn't enough the loft has then been converted into a huge master bedroom with en suite shower room and storage.

Externally there is off road parking to the front, a good size rear garden and also a garage to the rear which is currently used as a workshop.

These are much loved homes and really needs to be viewed to be fully appreciated, **SO CALL ANTHONY MARTIN NOW TO VIEW!**



- "Sunnydale Lido" Feakes & Richards Home
- Heavily Extended
- Modern Kitchen/Breakfast Room
- Five Good Size Bedrooms
- 2 Ensuites, Family Bathroom & Ground Floor WC
- Two Reception Rooms
- Conservatory With Air Conditioning
- Call Anthony Martin To View
- Floor Area: 1842 sq ft
- EPC Rating: D

