

GROUND FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 742 SQ.FT. (68.9 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.



**2 Pickford Lane
Bexleyheath
DA7 4QW**

**020 8303 3338
bexleyheath@anthonymartin.co.uk
anthonymartin.co.uk**

**Guide Price
£400,000**

Prince Henry Road London

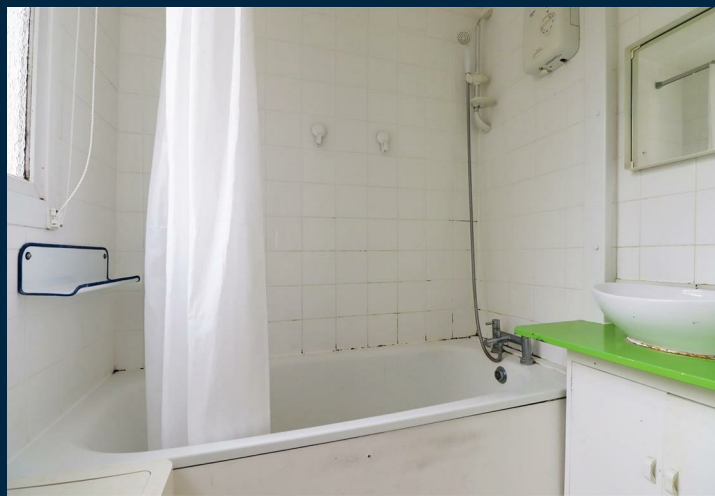
**** PRICE RANGE £400,000 -
£430,000 ****

Anthony Martin are delighted to offer to the market this GOOD SIZE three bedroom mid terrace home which is located on a popular road within Charlton, the property gives good access to all the local amenities including local schools, shops, transport, Charlton Park, Charlton Lido aswell as BACKING ONTO HORNFAIR PARK.

The accommodation on offer comprises of an entrance hall which gives access to all of the ground floor space, the lounge is to the front of the home and is bay fronted, this not only adds to the character of the home but also adds a little more space to the room, to the rear of the property there is a bright and airy open plan kitchen/breakfast room aswell as the bathroom and separate WC.

To the first floor there are THREE WELL PROPORTIONED BEDROOMS, with the master bedroom having great views of Hornfair Park.

Externally there are well kept front and rear gardens, this certainly isn't a property to miss so CALL ANTHONY MARTIN TODAY to arrange your viewing!



- Backing onto open park
- Popular location
- Three bedrooms
- Good size bay fronted lounge
- Kitchen/Breakfast room
- Good size rear garden
- Close to amenities
- Call Anthony Martin to view
- Floor Area: 742 sq ft
- EPC Rating: D

