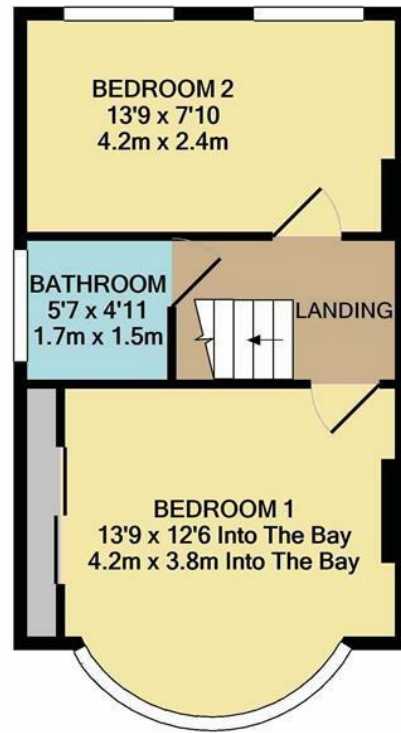
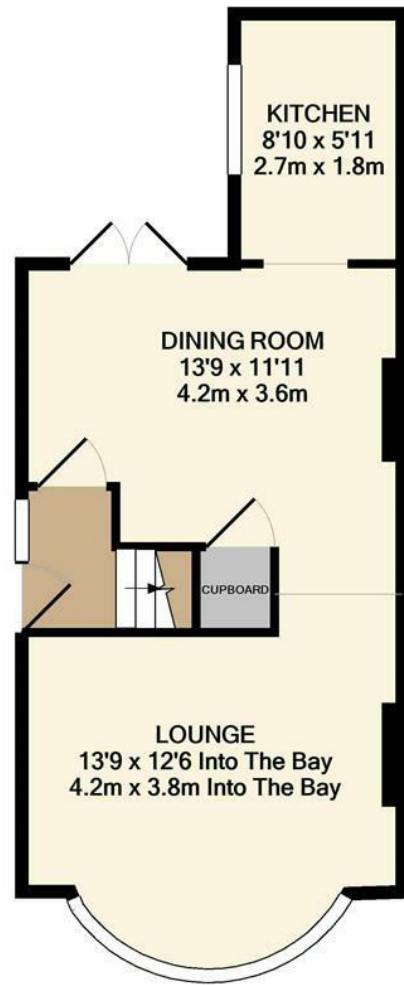
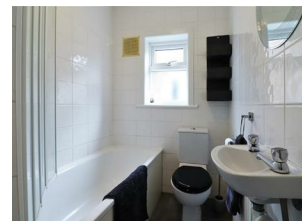


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub>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



GROUND FLOOR  
APPROX. FLOOR  
AREA 379 SQ.FT.  
(35.2 SQ.M.)

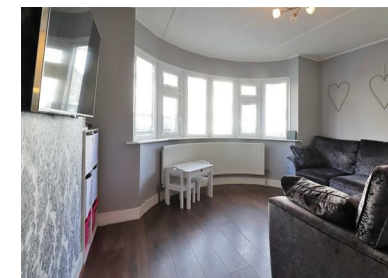
1ST FLOOR  
APPROX. FLOOR  
AREA 326 SQ.FT.  
(30.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 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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SIDMOUTH ROAD  
WELLING

Guide Price £350,000



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

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

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 £,350,000 - £,375,000 \*\*

Anthony Martin Estate Agents are delighted to offer to the market this semi detached STEVEN STYLE home which are currently flying off the shelves!

The property is located on a popular residential road on the WELLING/BEXLEYHEATH borders which gives good access to local schools, shops and transport. These properties are in very high demand due to the extension potential they offer, they can normally be extended to the rear with a double extension and as you will see there are more and more having loft conversions which turns these into great size family homes!

The current accommodation on offer comprises of entrance hall to the side of the home, this then leads into the dining room which is in the middle of the property, from here you can access the rear garden and also the kitchen, the lounge is to the front of the property and is a good size room with the feature bay window making this an even bigger room.

To the first floor the master bedroom is to the front of the property, again benefiting from the bay window as well as having built in wardrobes, the second double bedroom is to the rear of the property as well as the bathroom also being to the first floor.

Externally there is off road parking to the front for two cars and a LARGE rear garden which has an amazing decking seating area as well as a new shed to the rear.

As mentioned these properties really are selling fast, so to not miss out CALL ANTHONY MARTIN now to view!

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## SIDMOUTH ROAD

WELLING

- Modern Decoration
- Two Double Bedrooms
- Two reception Rooms
- Off Road Parking For 2 Cars
- Large Rear Garden
- Lots Of Scope To Extend (STPP)
- Very Sought After Style Home
- Call Anthony Martin To View
- Floor Area: 705 sq ft
- EPC Rating: tbc

