

GROUND FLOOR
APPROX. FLOOR
AREA 783 SQ.FT.
(72.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 508 SQ.FT.
(47.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1291 SQ.FT. (120.0 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



ALERS ROAD
SOUTH BEXLEYHEATH
Guide Price £500,000



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

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com

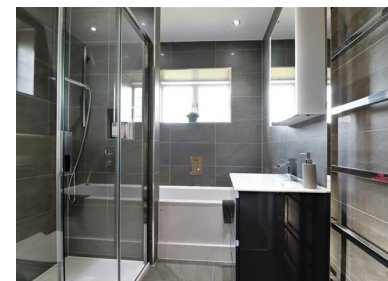
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Estate Agents

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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 £500,000 - £525,000 ****

Typically when searching for a 1930's home you always get a box room, well if you're fed up with that then look no further as this **STUNNING** home has **THREE DOUBLE** bedrooms and simply blows any competition out of the water!

Located on the South side of Bexleyheath and on a very sought after road is this **EXTENDED** semi detached family home which I'm sure will tick a lot of the boxes, the property is within walking distance to Danson Park along with a range of schools, shops and transport.

The property already benefits from having an extension to the rear of the property which adds a great amount of extra space but there is still plenty of room to make this property even bigger by extending to the side, rear and even into the loft space.

The current accommodation comprises of an entrance porch which then leads into the hallway, the front reception is a great size room and benefits from having a bay window and a log burner which adds a lovely homely feel, this is a great size room and is currently being used as the dining room.

The lounge is to the rear of the property and is a really good size room as is part of the extension, this is a great place to enjoy the views of the garden and also has a real open fire!

The kitchen is also to the rear of the property and also benefits from the extension giving plenty of space to have a sitting area.

To the first floor there is a spacious landing which gives access to all of the **DOUBLE** bedrooms as well as the enlarged family bathroom.

Externally there is a beautifully kept rear garden with a new decking area and the perfect place to the rear of the garden for the children to play whilst you can relax in the summerhouse!

This really needs to be at the top of your viewing list so **CALL ANTHONY MARTIN NOW TO VIEW!**

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

ALERS ROAD

SOUTH BEXLEYHEATH

- South Bexleyheath
- Walking distance to Danson Park
- Further room extend STPP
- **EXTENDED** semi detached home
- Three **DOUBLE** bedrooms
- Two **LARGE** reception rooms
- Great size rear garden
- Call Anthony Martin to view
- Floor Area: 1291 sq ft
- EPC Rating: tbc

