



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		



KINDER CLOSE
LONDON
Guide Price £325,000

GROUND FLOOR APPROX. FLOOR AREA 561 SQ.FT. (52.1 SQ.M.)
1ST FLOOR APPROX. FLOOR AREA 410 SQ.FT. (38.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 970 SQ.FT. (90.1 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: 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 £325,000 - £350,000 **

Attention all Families and Buy To let Investors! If you are looking for a family home, then look no further... This STUNNING three bedroom home oozes comfort and space and is situated in a residential area within easy access to local parks, schools, canals, parkland and much more!

The accommodation comprises of an entrance porch which has a good size storage cupboard, the porch then leads into the entrance hall, the Kitchen is located to the front of the home and has a range of modern wall and base units with integrated appliances The lounge/diner is very spacious with doors leading to the conservatory.

To the first floor there are THREE GOOD SIZE BEDROOMS and a LARGE family bathroom with walk in shower as well as a jacuzzi style bath. Externally there are front and rear gardens which are paved for very low maintenance with the added bonus of a garage en bloc.

This really is a lovely cozy home which has been very well cared for over the years allowing the next lucky owner to simply move in, unpack and relax.

CALL ANTHONY MARTIN NOW TO VIEW!

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

KINDER CLOSE

LONDON

- Immaculately presented
- Three good size bedrooms
- Good size lounge/diner
- Modern conservatory
- Large bathroom
- Modern kitchen
- Walking distance to local park
- Call Anthony Martin to view
- Floor Area: 970 sq ft
- EPC Rating: tbc

