

GROUND FLOOR  
APPROX. FLOOR AREA 699 SQ.FT. (64.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1404 SQ.FT. (130.4 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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**Offers In Excess Of**  
**£475,000**

# Margaret Road

## Bexley

**This Three Double Bedroom Semi-Detached family home is situated a short distance from Danson Park with easy access to the A2, Bexley Village and Bexleyheath town center with their respective train stations. Being a family home, good local primary and secondary schools are in abundance close by with Crook log leisure center only 0.9 miles.**

**Entering in on the ground floor you are greeted by a welcoming entrance hall, access to the living to front of the house.**

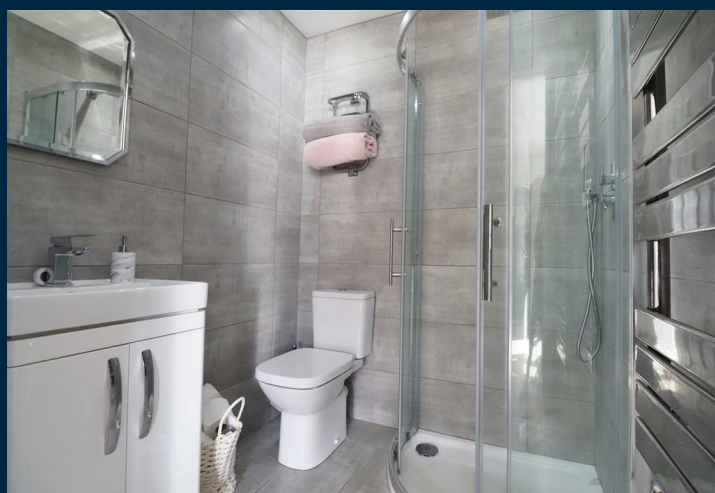
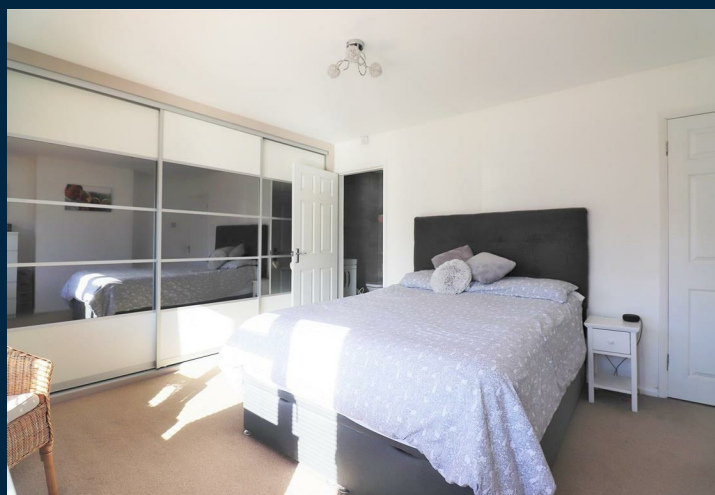
**To the rear of the property you have a large open plan living area divided up into sitting room and a kitchen / breakfast area with double glazed patio doors to the rear.**

**Also, to the ground floor you will discover a utility room and a ground floor cloakroom.**

**Stairs lead from the hallway to the first-floor landing which is an impressive size, you have Three good size double bedrooms with an En-suite to the master bedroom, also you have a family size bathroom.**

**Externally there is a driveway to front providing off street parking for 2 cars and a garden to rear which benefits from a lawn and decked areas. The home benefits from gas central heating system and double-glazed windows.**

**Call Anthony Martin today to arrange your viewing!**



- **THREE DOUBLE BEDROOMS**
- **EN SUITE TO MASTER BEDROOM**
- **GROUND FLOOR CLOAKROOM**
- **UTILITY ROOM**
- **SITTING ROOM**
- **OPEN PLAN LIVING AREAS**
- **OFF ROAD PARKING**
- **CLOSE TO A2 LINKS**
- **CLOSE TO SCHOOLS**

