

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(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		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



ST. MARYS ROAD  
BEXLEY

Offers In Excess Of £800,000



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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





£800,000 - £825,000

CHAIN FREE!

Located in the highly sought-after Wansunt Road area, this extended family home boasts good living accommodation, garages on either side, and scope for further expansion, subject to planning permission. The location is perfect for a range of needs - Bexley Village and Train Station less than a mile away, a wealth of desirable primary and secondary schools within easy access, as well as parkland and bus services.

The accommodation comprises a large Porch, a welcoming Entrance Hall, a spacious Lounge with sliding doors opening to a separate Dining Room, a Kitchen / Diner / family room with a range of Oak wall and base units and equipped with built in dishwasher, fridge, double oven and hobs + extractor. As expected in a large family home, there is a spacious Conservatory, a Utility Room with work surface and cupboards, sink and washing machine. There are also the added benefits of a Study Room, and even a 3rd Reception Room which could be used as a 5th Bedroom. The first floor comprises a light and airy Landing, a Family Bathroom, and Four Double Bedrooms – each finished with built in wardrobes for convenience.

Externally, the property boasts a south westerly facing Rear Garden with patio, lawn, border shrubs and a heated greenhouse, and a Summerhouse. There are also garages either side of this home, a perk for the car enthusiast – one side with a Single Garage and a Double Garage to the other side. To the front, there is an impressive in-and-out Driveway providing Off Road Parking for 5 cars with decorative flowerbed border and lawn.

Don't miss your chance - call Anthony Martin Estate Agents today to book your viewing!

4 BEDROOMS • 3 RECEPTION ROOMS • 1 BATHROOMS

## ST. MARYS ROAD

BEXLEY

- 0.8mi to Bexley Train Station
- Two Garages, Drive for 5 Vehicles
- Southerly Facing Rear Garden
- Three Receptions
- Four Double Bedrooms
- First Floor Bathroom, Ground Floor WC
- Potential to Extend Subject to Planning
- Highly Sought After Wansunt Road Area
- Family Sized Accommodation
- Viewings Highly Recommended

