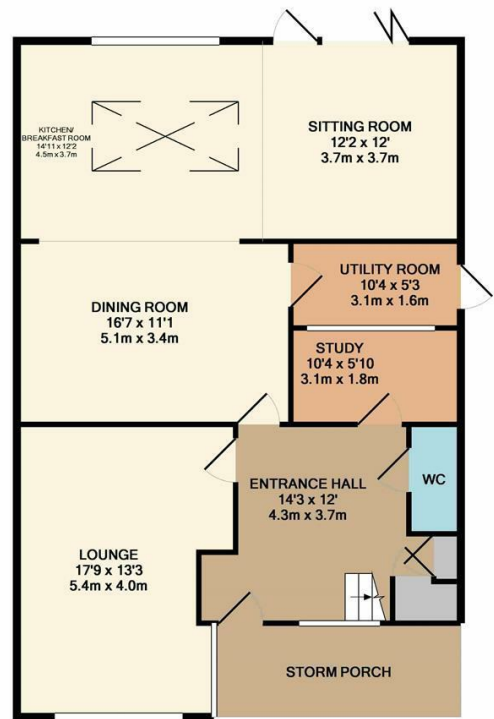
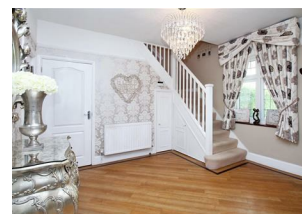


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		48
(39-54) E	34	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 1799 SQ.FT. (167.1 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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TREE TOPS, UPTON ROAD SOUTH
BEXLEY
 Guide Price £900,000



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

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com

7 Bourne Road, Bexley, DA5 1LW

Anthony Martin
Estate Agents

01322 47 99 33
 bexley@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



£900,000 - £950,000

Welcome to Tree Tops, one of the finest and most substantial four bedroom, detached family homes situated on a popular residential road in the heart of Bexley village. This delightful property has been extended to the rear and has been thoughtfully renovated by an interior designer in line with modern trends and decor.

Entering in to the property, you are greeted by a large entrance hall with ample storage space. There are doors leading in all directions with the ground floor offering a private and comfortable lounge with original wooden beams overhead, versatile office/study area which could easily be adapted to fit your needs and a downstairs cloakroom.

To the rear of the property is where you will find the hub of the home; An impressive family room with bi folding doors opening out on to the south facing rear garden. A skylight floods the room with natural light and the bespoke granite kitchen is sure to attract attention with an instant boiling tap, wine cooler and glass breakfast bar floating above the island units. The current owners have had a unique hand carved oak back splash fitted which adds the finishing touches to this amazing space. Amtico flooring with underfloor heating has been fitted throughout whilst the electric log burner is perfect for relaxing in front of after a long day.

Stairs lead to an expansive landing which provides easy access to all 4 bedrooms, two of which benefit from en suite showers with the master boasting a triple aspect window. The bathroom has been newly fitted and the shower walls have been paneled with glass for easy cleaning.

The garden has been landscaped to feature lawn and patio areas and certainly feels like an extension of the home with the high quality finish. A utility room offers access to the garden as well with plenty of space for appliances.

The front of the property provides a magnitude of parking for 5+ cars and there is a loft which could offer extension potential STPP.

4 BEDROOMS • 2 RECEPTION ROOMS • 3 BATHROOMS

TREE TOPS, UPTON

BEXLEY

- Four bedroom DETACHED family home
- Immaculately presented throughout
- Modern family room with GRANITE kitchen
- Bi folding doors to SOUTH FACING garden
- Driveway for OFF STREET PARKING
- NEWLY FITTED family bathroom and two en suites
- Full of character with original beams in lounge and master bedroom
- Double glazed windows
- Gas central heating system
- EPC - E

