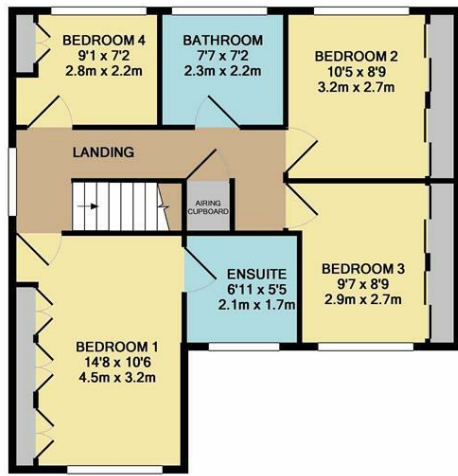
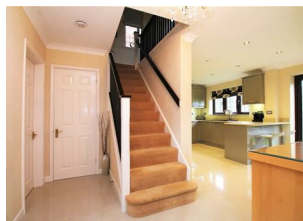


GROUND FLOOR  
APPROX. FLOOR  
AREA 932 SQ.FT.  
(86.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 644 SQ.FT.  
(59.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1576 SQ.FT. (146.4 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.  
Made with Metropix ©2019



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.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



## PETERS CLOSE WELLING

Guide Price £650,000



2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

**Anthony Martin**  
Estate Agents

020 8303 3338  
bexleyheath@anthonymartin.co.uk  
www.anthonymartin.co.uk

**Anthony Martin**  
Estate Agents





**\*\* PRICE RANGE £650,000 - £675,000 \*\***

Anthony Martin are proud to be the sole selling agents for this immaculate DETACHED family home which has been lovingly cared for since new by the current owners.

The property is located just off Welling High street in a quiet cul de sac which is ideally positioned for the shoulder of mutton green, Welling train station, local schools, transport and Welling High street which has a great range of bars, restaurants and shops including Morrison and Tesco supermarkets.

As mentioned the current owners have owned the property from new and have really enjoyed living here and making this their home. As soon as you arrive you can see they are very house proud and love keeping the property very well presented.

Once entering the property you are greeted by a large entrance hall which has been made open plan to the amazing kitchen/breakfast room, this is a great space and is certainly the heart of the home, from here you can access the good size lounge, separate dining room and ground floor WC.

The upstairs space is also very good offering FOUR BEDROOMS with the master benefiting from having an en suite bathroom and there is also a good size family bathroom.

Externally there are very well-kept rear and side gardens, from here there is side access and also a DOUBLE GARAGE. To the front of the property there is off road parking.

If you're looking for that perfect family home then this should be at the top of your viewing list, CALL ANTHONY MARTIN today to arrange your viewing!

**4 BEDROOMS • 2 RECEPTION ROOMS • 3 BATHROOMS**

## PETERS CLOSE

WELLING

- Stunning detached home
- Quiet cul de sac
- Close to Welling BR
- Four bedrooms
- Modern fitted kitchen
- Double garage
- Good size lounge
- Must be viewed
- Floorspace: 1,576 Sq Ft
- EPC: TBC

