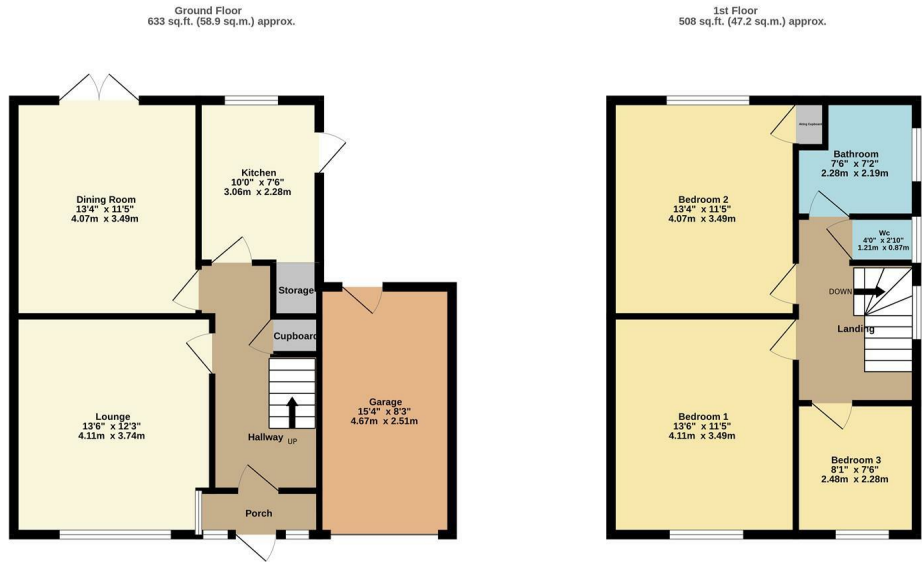
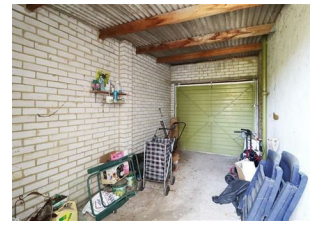


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs			
(1-20) G			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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MARTIN DENE  
 BEXLEYHEATH DA6 8NA  
 Guide price £550,000



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



22 Albert Road, Belvedere, Kent, DA17 5LJ  
 01322 947 967  
 sales@mlmestateagents.co.uk  
 www.mlmestateagents.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.





OPEN HOUSE- SATURDAY 6th JUNE 10.00am-11.00am (BY APPOINTMENT)  
Offered to the market with no forward chain and sole ownership is this charming period family home, enviably positioned on one of the most highly desirable roads on the ever-popular South Side of Bexleyheath.

Full of character and original charm, the property offers an exciting opportunity for buyers looking to create a truly special long-term family home. While the house would benefit from complete modernisation throughout, it remains perfectly liveable and could comfortably be occupied with some immediate minor improvements, allowing any future owner the opportunity to update and enhance the property over time.

Ideally located within walking distance of the highly regarded Townley Grammar School for Girls and Upton Primary School, the property is also just a short stroll from Bexleyheath Town Centre, offering a wide selection of shops, restaurants, bars and excellent transport links.

Internally, the home provides generous accommodation including two reception rooms, well-proportioned bedrooms and an upstairs bathroom, all offering excellent potential for refurbishment and redesign whilst retaining the wonderful character the property already possesses.

Externally, the property boasts a large rear garden, driveway to the front and substantial scope to extend to both the side and rear, subject to the necessary planning permissions. Any future enlargement would significantly enhance both the living space and overall value of what could become an exceptional family residence.

Properties on roads of this calibre are rarely available, particularly those offering such fantastic potential and long-term value. This is a wonderful opportunity to secure a characterful home in a prestigious location that the next owner will undoubtedly enjoy and cherish for many years to come.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## MARTIN DENE

BEXLEYHEATH DA6 8NA

- 3 BEDROOM SEMI DETACHED
- HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- 2 RECEPTION ROOMS
- LARGE REAR GARDEN
- WALKING DISTANCE TO TOWNLEY GRAMMAR SCHOOL FOR GIRLS AND UPTON PRIMARY SCHOOL
- NO FORWARD CHAIN
- EPC D
- 1141 SQ FT
- COUNCIL TAX BAND E
- LOCATED IN A HIGHLY SOUGHT AFTER ROAD IN SOUTH BEXLEYHEATH

