



CHAIN FREE Livermores are delighted to offer to the market this EXTENDED 3 BEDROOM SEMI-DETACHED FAMILY HOME. Conveniently located for local excellent schools & amenities, the accommodation comprises hallway, a fitted kitchen, an impressive lounge/diner leading to a conservatory with French doors onto the garden. There is also a useful downstairs cloakroom. To the first floor is the extended 'L' shaped Master bedroom and two further well proportioned bedrooms. There is also a separate family shower room. The rear garden is mainly laid to lawn with a patio area and well stocked borders. To the front is the driveway offering off-street parking for two cars plus garage. Situated in Martens Avenue, which remains one of the most popular roads in Bexleyheath, the property is located within easy access to both Crayford and Bexleyheath town centres. Highly regarded schools can also be found locally. Offered in very nice condition throughout and sure to meet the needs of a growing family, your internal viewing comes highly recommended.

ENTRANCE HALL

LOUNGE/DINER
7.11m x 3.02m (23'4 x 9'11)

KITCHEN
4.24m x 2.46m (13'11 x 8'1)

CONSERVATORY
3.20m x 2.29m (10'6 x 7'6)

GROUND FLOOR CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE
5.26m max x 4.50m max (17'3 max x 14'9 max)

BEDROM TWO
3.48m x 2.67m (11'5 x 8'9)

BEDROOM THREE
3.48m x 2.97m (11'5 x 9'9)

SHOWER ROOM

REAR GARDEN

PARKING
Off street parking for 2 cars plus garage.

TENURE
The seller has informed us that this is a Freehold property.

DISCLAIMER
These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Livermores The Estate Agents
126 Crayford Road, Crayford, Kent, DA1 4ES
01322 550777
crayford@livermores.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.