



Stanmore Road | Belvedere, DA17 6EB



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Asking Price £475,000

Freehold

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## Stanmore Road, Belvedere

Rarely available is this extended family home offering larger than average living accommodation throughout with the added benefit of a self contained annexe to the side of the property. Situated only a short walk from Belvedere station and a stone's throw from Franks Park, internal viewing is highly recommended.

### Property Features

- Three Bedrooms
- Extended
- One bedroom self-contained annex with shower room
- Three Reception Rooms
- Ground Floor Bathroom
- First-Floor shower room
- A must view



## Interior

**Entrance Hall** UPVC door to front, double glazed frosted window to front, radiator, understairs cupboard, door to bathroom, open aspect to lounge

**Bathroom (ground floor)** Double glazed frosted window to rear, low level wc, pedestal wash hand basin, corner bath with mixer tap and shower attachment, heated towel rail, part tiled walls, tiled floor

**Lounge** 3.28m x 3.23m (10'9" x 10'7") Double glazed bay window to front, radiator, carpet, door to annex, double doors to reception 2

**Reception 2** 3.96m x 3.15m (13' x 10'4") Decorative fire surround housing electric fire, carpet, open aspect to dining area

**Dining Area** 4.72m x 3.15m (15'6" x 10'4") Double glazed french doors to rear, radiator, carpet, steps up to kitchen

**Kitchen** 3.76m x 3.15m (12'4" x 10'4") Double glazed windows to rear and side, wall and base units with work surfaces above, ceramic sink and drainer unit with mixer tap, integrated oven and grill, four ring gas hob, space for fridge/freezer, plumbing for washing machine, part tiled walls, tiled floor

**Annex** 8.03m x 4.2m (26'4" x 13'9") to widest point. Double glazed windows to front and side, borrowed light window, door to side, radiator, wall and base units with work surface above, stainless steel sink and drainer unit with mixer tap, space for cooker and fridge/freezer

**Shower Room (ground floor)** Double glazed frosted window to side, corner shower cubicle, pedestal wash hand basin, low level wc, part tiled walls, tiled floor, radiator

**Landing** Carpet, access to loft

**Bedroom 1** 3.28m x 3.28m (10'9" x 10'9") Double glazed windows to front and side, radiator, carpet

**Bedroom 2** 3.96m x 3.35m (13' x 11') Double glazed windows to rear and side, radiator, built in mirrored wardrobes, carpet

**Bedroom 3** 2.36m x 1.73m (7'9" x 5'8") Double glazed window to front, radiator, carpet

## Exterior

**Shower Room** Double glazed frosted window to rear, low level wc, pedestal wash hand basin, corner shower cubicle, cupboard housing combi boiler, heated towel rail, tiled walls and floor

**Garden** Approx 40'. Planted borders, patio area, pond





## Property Location

Stanmore Road, Belvedere, DA17 6EB



## Additional Information

At the heart of Belvedere is Nuxley Village – where you'll find shops, pubs, restaurants and the Robinson Jackson branch. Explore a little further and you'll find Lesnes Abbey, with its historic monastic ruins and formal gardens, and Bostall Woods with its protected bluebell fields and ancient trees.

Belvedere residents are a manageable walk or one stop on the train line away from Abbey Wood's Elizabeth Line.

- Council Tax: C
- EPC Rating: To be confirmed

FOR MORE INFORMATION  
CONTACT US TODAY.

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