



St Augustines Road | Belvedere, Kent, DA17 5HH

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Price on application      Freehold

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## St Augustines Road, Belvedere

Call today to view this well presented four bedroom Victorian semi-detached which offers larger than average living accommodation throughout. Ideal for any growing family close to local schools and within reach of both Belvedere and Abbey Wood train stations where you will find the Crossrail link. Internal viewing is highly recommended.

### Property Features

- Four Bedrooms
- Two Reception Rooms
- Off-street parking
- First Floor bathroom
- Ground floor shower room
- Utility Area



## Interior

**Entrance Hall** Frosted double glazed door to side, radiator, storage cupboard, wood laminate flooring

**Lounge** 5.6m x 3.58m (18'4" x 11'9") Double glazed bay window to front, second double glazed window to front, radiator, open fire with decorative surround, wood laminate flooring

**Dining Room** 3.66m x 3.45m (12' x 11'4") Frosted double glazed door to rear, radiator, Victorian style with decorative surround, wood laminate flooring

**Kitchen** 4.27m x 2.97m (14' x 9'9") Double glazed door to side, double glazed window to side, wall and base units with work surfaces, ceramic sink with mixer tap, integrated oven, grill and hob, integrated fridge/freezer, integrated dishwasher, breakfast bar, part tiled walls, laminate tiled floor

**Utility Room** Double glazed window to rear, vertical radiator, plumbing for washing machine, space for tumble dryer

**Ground floor shower room** Double glazed frosted window to rear, corner shower cubicle, low level wc, vanity wash hand basin with mixer tap, heated towel rail, tiled floor

**Landing** Double glazed window to side, carpet, access to loft

**Bedroom 1** 3.7m x 3.48m (12'2" x 11'5") Double glazed bay window to front, radiator, carpet

**Bedroom 2** 3.66m x 3.5m (12' x 11'6") Double glazed window to rear, radiator, carpet

**Bedroom 3** 2.62m x 1.93m (8'7" x 6'4") Double glazed window to front, radiator, carpet

**Bedroom 4** 2.95m x 2.18m (9'8" x 7'2") Double glazed window to rear, radiator, carpet

**Bathroom** Double glazed frosted window to side, low level wc, vanity wash hand basin, panelled bath with mixer tap, shower attachment and glass screen, heated towel rail, part tiled walls, LVT flooring

## Exterior

**Garden** Patio area, shingle, shrubs, shed, side access

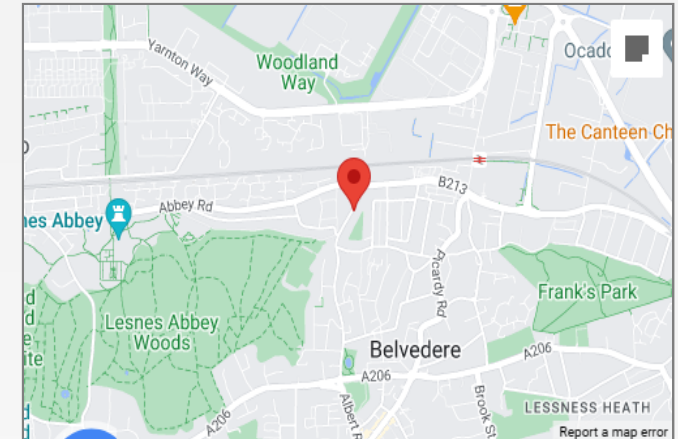
**Parking** Off street parking to front





## Property Location

St Augustines Road, Belvedere, Kent, DA17 5HH



\*All distances from branch postcode. Train time from nearest station.

## 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: D
- EPC Rating: To be confirmed

FOR MORE INFORMATION  
CONTACT US TODAY.

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