



Bedwell Road | Belvedere, DA17 5LE

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Guide Price £725k to £750k

Freehold

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## Bedwell Road, Belvedere

Located in the sought after Bedwell Road in the heart of Nuxley Village is this larger than average Detached family home offering ample accommodation throughout.

### Property Features

- Detached
- Three double bedrooms
- 20'2 x 11'9 Dual aspect lounge
- Ground floor WC
- Detached garage
- No onward chain



## Interior

**Entrance Porch** Double glazed french doors to front, tiled floor

**Entrance Hall** UPVC double glazed door to front, double window to front, radiator, carpet, large stained glass window to side, understairs storage cupboard, wrap around staircase

**Ground floor WC** Double glazed frosted window to side, low level wc, wash hand basin, carpet

**Lounge** 6.15m x 3.58m (20'2" x 11'9") Double glazed french doors to rear, two double glazed window to side, double glazed bow window to front, gas fire with decorative surround

**Dining Room** 3.25m x 3.07m (10'8" x 10'1") Double glazed bow window to rear, radiator, carpet

**Kitchen** 4.37m x 2.87m (14'4" x 9'5") Double glazed frosted window to side, double glazed window to rear, half UPVC half stained glass door to rear, wall and base units with work surface above, stainless steel sink and drainer unit with mixer tap, space for cooker, space for under counter fridge, part tiled walls, tiled floor

**Utility Room** 4.3m x 2.3m (14'1" x 7'7") Double glazed frosted window to rear, two double glazed frosted windows to side, UPVC door to front, plumbing for washing machined, space for tumble dryer, vinyl flooring

**Landing** Cupboard housing boiler and water cylinder, carpet, access to loft

**Bedroom 1** 5.92m x 3.68m (19'5" x 12'1") Double glazed window to front and double glazed window to rear, built in wardrobe, radiator, carpet

**Bedroom 2** 4.27m x 2.64m (14' x 8'8") Double glazed window to rear, radiator, carpet, wash hand basin

**Bedroom 3** 3.25m x 3.1m (10'8" x 10'2") Double glazed window to rear, radiator, carpet

**Bathroom** Double glazed frosted window to rear, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, carpet, part tiled walls

## Exterior

**Garden** Approx 110ft. Large paved patio area, mainly laid to lawn, planted borders, greenhouse, shed, outside tap

**Garage** Detached garage to side, window to side

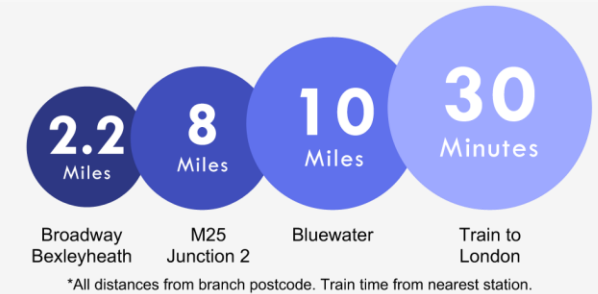
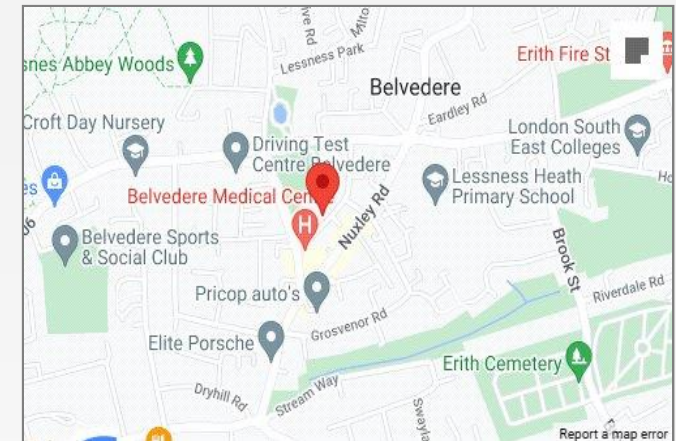
**Parking** Off street parking to front





## Property Location

Bedwell Road, Belvedere, DA17 5LE



## 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 will be a manageable walk or one stop on the train line away from Abbey Wood's Crossrail station.

- Council Tax: F
- EPC Rating: E

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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