



Abbey Road | Belvedere, DA17 5DE

 2  1  1 Asking Price £375,000 Freehold

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## Abbey Road, Belvedere

Call today to view this extended well presented two bedroom home with many benefits including a garage to rear. Situated only a short distance from St Augustines school and both Belvedere and Abbey Wood stations.

### Property Features

- Two bedrooms
- First floor bathroom
- Ground floor WC
- Extended
- Large garage to rear
- Viewing advised



## Interior

**Entrance Porch** Door to front

**Entrance Hall** Door to front, stairs to first floor, double glass doors to lounge

**Lounge** 4m x 3.89m (13'1" x 12'9") Double glazed bay window to front, radiator, electric fire, stripped floorboards, door to kitchen

**Kitchen** 4.45m x 1.9m (14'7" x 6'3") Wall and base units with granite work surfaces above, sink with mixer tap, integrated oven, , grill and four ring gas hob, space for washing machine, space for fridge/freezer, Worcester combi boiler, part tiled walls, archway to dining room

**Dining Room** 3.23m x 1.9m (10'7" x 6'3") Double glazed french doors to rear, wood laminate flooring, storage cupboard, door to WC

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

**Bedroom 1** 4.27m x 3.73m (14' x 12'3") Double glazed bay window to front, second double glazed window to front, radiator, built in wardrobes, carpet

**Bedroom 2** 2.9m x 2.74m (9'6" x 9') Double glazed window to rear, radiator, built in wardrobes, carpet

**Bathroom** Double glazed frosted window to rear, panelled bath with mixer tap, wall mounted shower and shower screen, vanity wash hand basin with storage below, concealed cistern wc, radiator, tiled walls and floor

## Exterior

**Garden** Patio, tiered garden, artificial lawn area, planted borders, access to garage

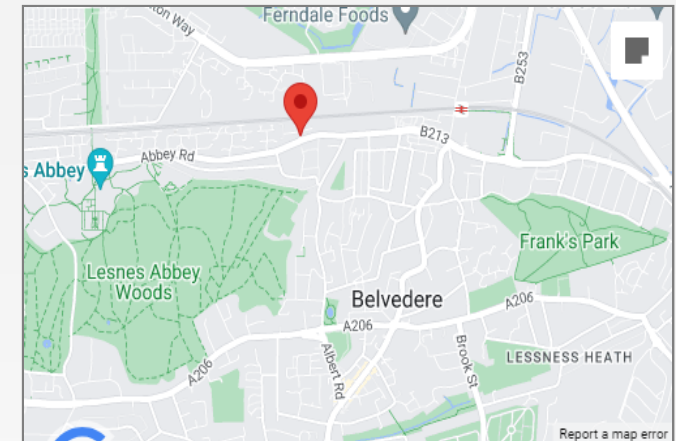
**Garage** Detached to rear





## Property Location

Abbey Road, Belvedere, DA17 5DE



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

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

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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