

Picardy Road | Belvedere, DA17 5QL



Freehold



## Picardy Road, Belvedere

Rarely available is this 1990's built four bedroom detached executive style home situated in Upper Belvedere just off Nuxley Village where you will find all of your local amenities and also being convenient for The Elizabeth Line. Internal viewing is highly recommended for this family home which features off street parking for several cars, garage, ground floor wc and en-suite shower room.

## **Property Features**

- Four bedrooms
- Detached
- Off street parking for several cars
- Ground floor WC
- En-suite to bedroom one
- Garage









#### Interior

Entrance Hall Composite door to front, double glazed window to side, two storage cupboards, carpet, door to wc, door to garage

Ground floor wc Window to front,, wash hand basin radiator

**Lounge/diner** 5.82m x 3.12m (19'1" x 10'3") Double glazed french doors to rear, double glazed window to front, radiator, open brick fireplace (dining area  $10'2 \times 9'6$ )

**Kitchen** 3.05m x 2.8m (10' x 9'2") Double glazed window to side, UPVC half double glazed door to side, range of wall and base units with work surfaces above, composite sink unit with mixer tap, integrated oven and grill, four ring gas hob, space for washing machine, dishwasher and under counter fridge, radiator

Landing Double glazed window to side, radiator, carpet

**Bedroom 1** 4.27m x 3.15m (14' x 10'4") Two double glazed windows to rear, radiator, door to en-suite

**En-suite shower room** Double glazed frosted window to side, low level wc, vanity wash hand basin with mixer tap, shower cubicle, radiator, vinyl flooring, part tiled walls

**Bedroom 2** 4.11m x 2.6m (13'6" x 8'6") Two double glazed windows to front, radiator, storage cupboard, carpet

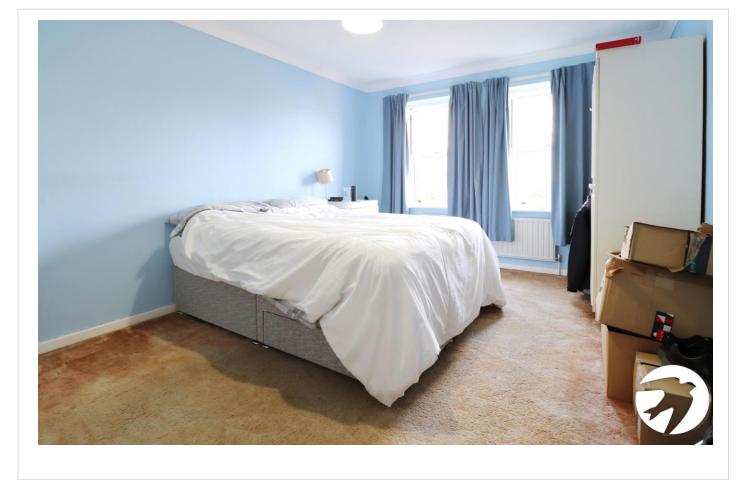
**Bedroom 3** 3.8m x 2.8m (12'6" x 9'2") Two double glazed windows to rear, radiator, carpet

**Bedroom 4** 3.15m x 2.44m (10'4" x 8') Double glazed window to front, radiator, storage cupboard, carpet

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

#### Exterior

Garden Approx 50'. Patio, mainly laid to lawn, mature planted bordersGarage 5.7m x 2.44m (18'8" x 8') Up and over door, power and lightParking Off street parking for several cars









#### **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: D

### **Property Location**

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# FOR MORE INFORMATION CONTACT US TODAY.

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