



Edwards Road | Belvedere, DA17 5AL



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Offers in excess of £375,000

Freehold

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## Edwards Road, Belvedere

A must view is this mid terraced home, offering great space throughout. The property is located close to Belvedere station and would be ideal for a first-time buyer.

### Property Features

- Three bedrooms
- Ground floor shower room
- Utility room
- Two reception rooms
- Close to Belvedere train station
- Viewing advised



## Interior

**Entrance Hall** UPVC door to front, radiator, LVT flooring

**Lounge** 3.8m x 3.23m (12'6" x 10'7") Double glazed bay window to front with fitted shutters, column radiator, gas fire with decorative surround open aspect to dining area

**Dining Room** 4.27m x 3.89m (14' x 12'9") Door to utility room, door to kitchen, radiator, LVT flooring, understairs storage cupboard

**Utility Room** 2.34m x 1.35m (7'8" x 4'5") Space for washing machine, tumble dryer and fridge/freezer

**Kitchen** 3.35m x 2.64m (11' x 8'8") Window to side, wall and base units with work surfaces above, stainless steel sink and drainer unit with mixer tap, double oven, one acts as microwave and grill, induction hob, integrated dishwasher, cupboard housing combi boiler, extractor fan, part tiled walls, vinyl flooring

**Lobby** UPVC half double glazed door to side,

**Shower Room (ground floor)** Double glazed frosted window to side, shower cubicle, low level wc, vanity wash hand basin, part tiled walls, vinyl flooring, heated towel rail

### Landing

**Landing** Carpet, storage cupboard, access to loft

**Bedroom 1** 4.17m x 3.9m (13'8" x 12'10") Two double glazed windows to front with fitted shutters, radiator, carpet

**Bedroom 2** 3.76m x 2.62m (12'4" x 8'7") Double glazed window to rear, radiator, carpet

**Bedroom 3** 2.8m x 2.62m (9'2" x 8'7") Double glazed window to rear, radiator, carpet

## Exterior

**Garden** Patio area, mainly laid to lawn





## Property Location

Edwards Road, Belvedere, DA17 5AL



\*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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