



Guide Price £425,000 Freehold



Kingswood Avenue, Belvedere



PROPERTY DESCRIPTION

• GUIDE PRICE £425,000 - £450,000 • RE/MAX SELECT are delighted to offer for sale this well-presented semi-detached bungalow, situated on a popular road close to schools, amenities, and transportation links including Belvedere station, one stop to Abbey Wood station with Crossrail/Elizabeth Line and Thameslink.

This property comprises 2 DOUBLE bedrooms, large through-lounge, fitted kitchen, and shower room. Further benefits include double glazing, gas central heating, large double garage, 50ft (approx) rear garden, and off street parking for 10 cars. POTENTIAL TO EXTEND STPP. CHAIN FREE!

Total Internal Area approx: 1,065.95 sq ft (99.03 sq m). EPC Rating D60

FEATURES

- Well presented semi-detached bungalow
- 2 double bedrooms
- Large living room / dining room
- Fitted kitchen
- Shower room
- Large double garage
- Off street parking for 10 cars
- 50ft (approx) rear garden
- Potential to Extend STPP
- CHAIN FREE!





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Laminate flooring; radiator with cover; storage cupboard; access to boarded and insulated loft with window, power and lighting.

Living Room

6.99m x 3.18m (22' 11" x 10' 5") Laminate flooring, ceiling coving, 2 radiators; gas fireplace with marble surround and hearth, and wooden mantel; dual-aspect double glazed windows; double glazed french doors.

Kitchen

3.37m x 2.30m (11' 1" x 7' 7") Laminate flooring; range of wood wall and base units with tiled worktops and tiled splashback; fitted electric hob, extractor hood, fitted electric oven; stainless steel sink and drainer unit; space and connections for fridge/freezer; space and connections for washing machine; space and connections for dishwasher; uPVC double glazed door to rear; double glazed windows.

Bedroom

4.12m x 3.47m (13' 6" x 11' 5") Laminate flooring, ceiling coving, radiator, fitted wardrobes, fitted overbed wardrobes, double glazed windows.

Bedroom

3.07m x 3.04m (10' 1" x 10' 0") Laminate flooring, ceiling coving, radiator; double glazed windows with blinds.

Bathroom

2.30m x 1.73m (7' 7" x 5' 8") Tiled flooring, tiled walls; shower enclosure with hydro-massage shower; vanity unit with wash-hand basin; w/c, double glazed windows.

EXTERNAL

Front Driveway

Off street parking for 5 cars.

Rear Garden

Approximately 50ft; decking, artificial lawn, outdoor tap, outdoor powerpoint; pond; additional parking for 5 cars; side access.

Office / Summerhouse

Laminate flooring; electrical power and lighting; sauna, windows.

Garage

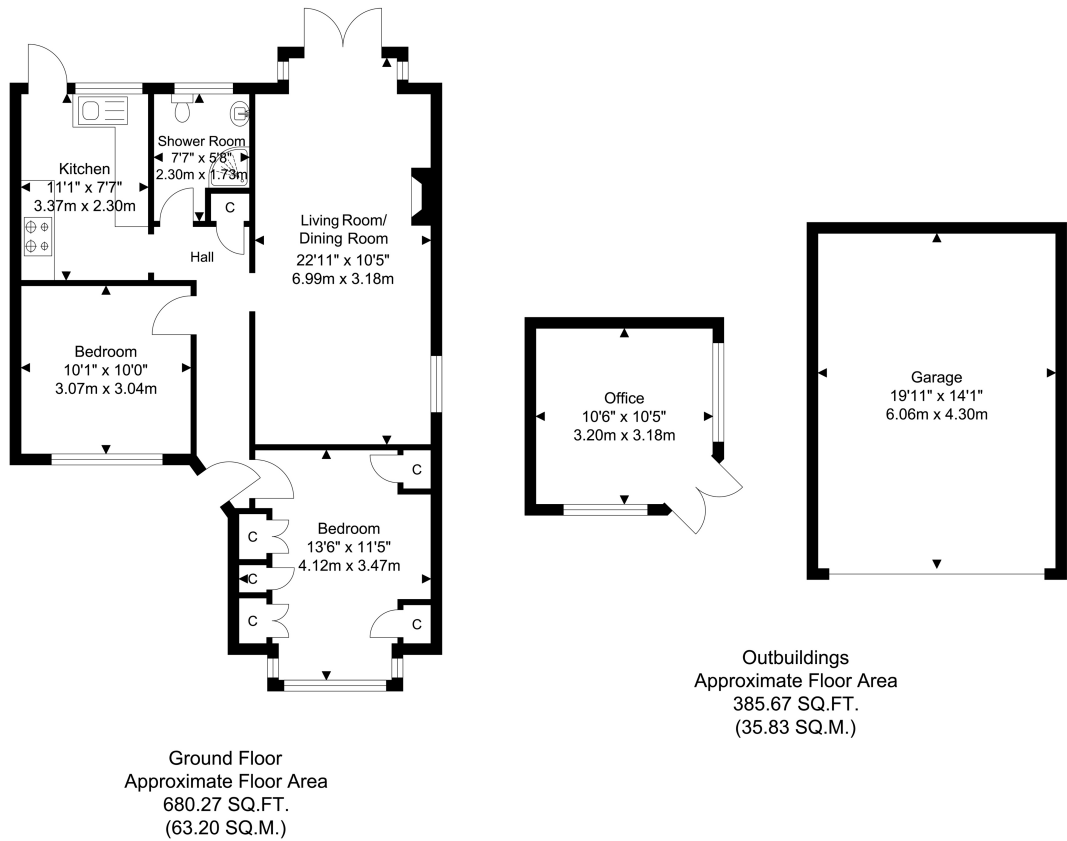
6.06m x 4.30m (19' 11" x 14' 1") Electrical power and lighting; windows, up-and-over door.

Information:

- 0.4 miles (approx) to Belvedere Station
- 0.8 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- Easy access to A2016 / A206 / M25
- 0.5 miles (approx) to Asda and B&Q
- 0.5 miles (approx) to Nuxley Village
- Next to Lesnes Abbey Woods
- Council Tax: Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	60	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN



TOTAL APPROX FLOOR AREA 1065.95 SQ. FT / 99.03 SQ. M
For Identification Purposes Only.

