

**RE/MAX**  
**SELECT**

£500,000 Freehold



Orchard Avenue, Upper Belvedere





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this rare-to-the-market extended detached bungalow, close to schools, amenities, and transport links. This spacious property comprises 2 double bedrooms, large extended open-plan fitted kitchen/living/dining room, and shower room.

Further benefits include conservatory, utility room, double glazing, gas central heating, 110ft (approx) rear garden, and off street parking for 2 cars. HUGE POTENTIAL TO EXTEND STPP. CHAIN FREE.

Total Internal Area approx: 945.07 sq ft (87.80 sq m). EPC D60

## FEATURES

- Detached extended bungalow
- 2 double bedrooms
- Large open-plan kitchen / living / dining room
- Conservatory
- Utility room
- Shower room
- Off street parking for 2 cars
- 110ft (approx) rear garden
- Double glazing & gas central heating





ROOM DESCRIPTIONS

GROUND FLOOR

**Porch**  
Double glazed patio door, double glazed windows.

**Entrance Hall**  
Laminate flooring, ceiling coving, picture rail, radiator.

**Living Room**  
5.36m x 2.80m (17' 7" x 9' 2") Carpeted, ceiling coving, radiator; electric fireplace with decorative surround; double glazed patio doors to conservatory.

**Dining Room**  
3.73m x 2.98m (12' 3" x 9' 9") Carpeted, ceiling coving, radiator, double glazed windows.

**Kitchen**  
3.94m x 2.40m (12' 11" x 7' 10") Laminate tiled flooring; range of wood wall and base units with granite-effect worktops and tiled splashback; ceramic sink and drainer unit; fitted stainless steel extractor hood; space and connections for gas cooker; space and connections for fridge; space and connections for dishwasher; radiator; double glazed window with roller blind.

**Utility Room**  
2.82m x 1.61m (9' 3" x 5' 3") Range of wood wall and base units with marble-effect worktops; space and connections for washing machine; space and connections for fridge/freezer; wall-mounted combination boiler; double glazed door to rear.

**Conservatory**  
4.44m x 2.30m (14' 7" x 7' 7") Tiled flooring, 2 radiators; double glazed windows with roller blinds; double glazed french doors to patio.

**Bedroom 1**  
4.40m x 2.93m (14' 5" x 9' 7") Carpeted, ceiling coving, radiator, double glazed windows.

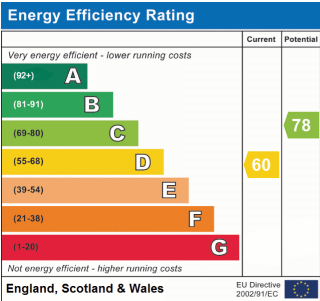
**Bedroom 2**  
3.46m x 2.99m (11' 4" x 9' 10") Carpeted, ceiling coving, radiator, fitted wardrobes; double glazed windows.

**Shower Room**  
2.66m x 2.11m (8' 9" x 6' 11") Tiled flooring, tiled walls; large shower enclosure with thermostatic shower; wash-hand basin, w/c, heated towel-rail, double glazed windows.

**EXTERNAL**  
**Front Driveway**  
Off-street parking for 2 cars.

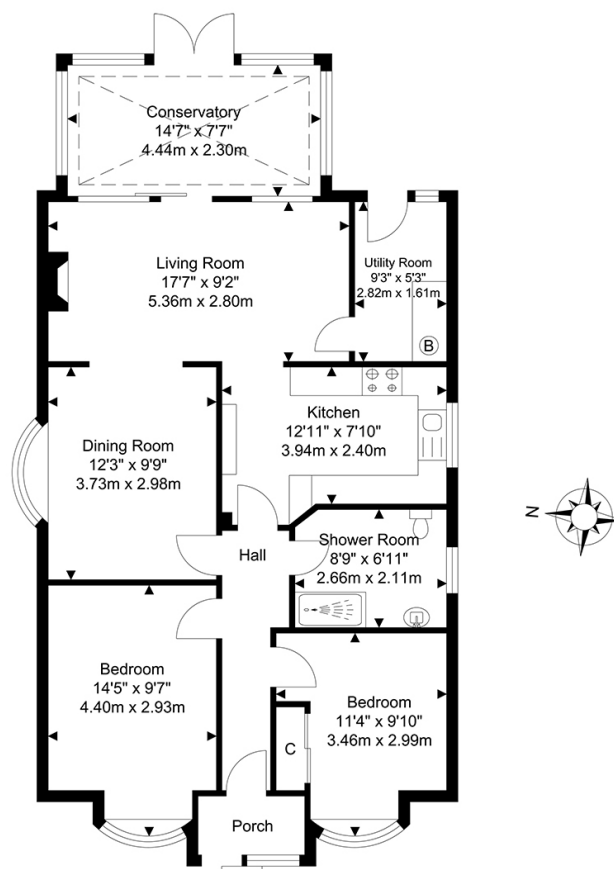
**Rear Garden**  
Approximately 110ft; patio area; mainly laid to lawn; mature shrubs and bushes; mature trees; outdoor tap; 2 sheds; side access.

- Information:**
- 1.4 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
  - 1.4 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
  - Easy access to A2 / M25
  - 1.9 miles (approx) to Danson Park & Lake
  - 2.0 miles (approx) to Broadway Shopping Centre
  - Council Tax: Band D





# FLOORPLAN



Ground Floor  
Approximate Floor Area  
945.07 SQ.FT.  
(87.80 SQ.M.)

TOTAL APPROX FLOOR AREA 945.07 SQ. FT / 87.80 SQ. M  
For Identification Purposes Only.

