

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

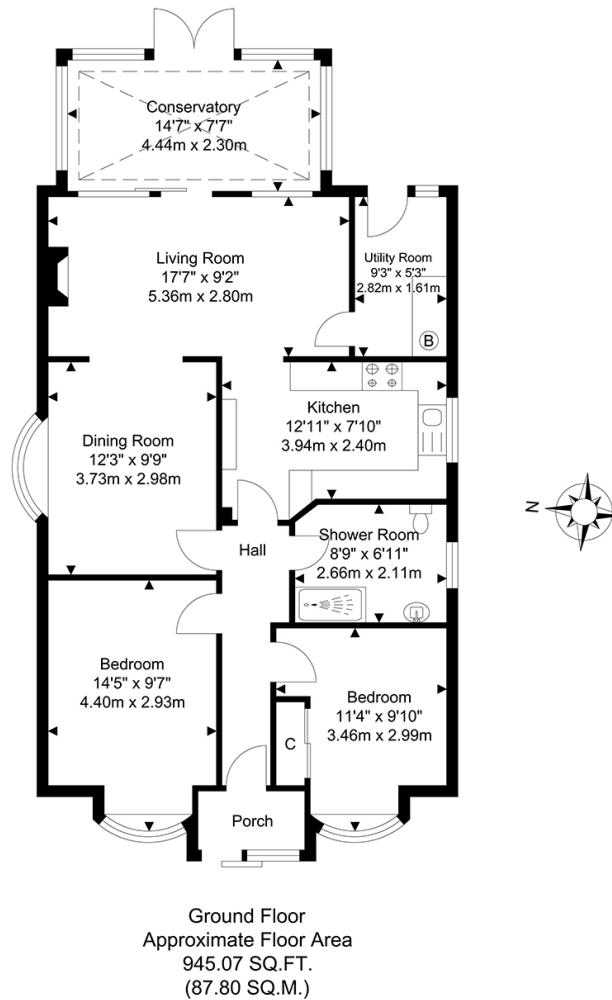
Approximately 110ft; patio area; mainly laid to lawn; mature shrubs and bushes; mature trees; outdoor tap; 2 sheds; side access.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	60
(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 945.07 SQ. FT / 87.80 SQ. M
For Identification Purposes Only.