



£625,000 Freehold



Belvedere Road, Bexleyheath





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this extended 4 bedroom Victorian house, situated on a popular residential road close to schools, amenities, and transportation links including Bexleyheath station. This immaculate property comprises 3 bedrooms on the first floor, and executive master bedroom complete with en-suite shower room on the second floor.

Further benefits include large living room, large dining room, luxury fitted kitchen, first floor family bathroom, 65 sq ft (approx) south-east facing rear garden, and off street parking for 2 cars. CHAIN FREE!

Total Internal Area approx: 1,346.35 sq ft (125.08 sq m). EPC D57

## FEATURES

- 4 bedrooms
- Executive dormer extension
- Upstairs family bathroom
- En-suite shower room
- Off street parking for 2 cars
- Close to Bexleyheath Station
- Close to Bexleyheath Broadway





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Amtico flooring; original stained glass window; double glazed uPVC door.

#### Living Room

4.48m x 4.10m (14' 8" x 13' 5") Carpeted, ceiling coving, picture rail; gas fireplace with stone hearth and marble surround; radiator; double glazed windows with shutters.

#### Dining Room

4.10m x 3.72m (13' 5" x 12' 2") Amtico flooring, ceiling coving, picture rail, radiator, decorative fireplace, understairs storage; dual-aspect double glazed windows with shutters.

#### Kitchen

3.98m x 2.64m (13' 1" x 8' 8") Ceramic tiled flooring; ceiling coving; range of soft-closing wood wall and base units with Corian worktops, tiled splashback, and pelmet lighting; fitted sink and drainer unit; integrated Neff double oven/grill, fitted AEG microwave, fitted Neff 4-ring gas burner, extractor hood, integrated Zanussi dishwasher; space and connections for washing machine, double glazed windows, double glazed uPVC door.

### FIRST FLOOR

#### Landing

Carpeted, radiator; cupboard housing boiler and mega-flow system.

#### Bedroom

4.10m x 2.90m (13' 5" x 9' 6") Carpeted, ceiling coving, radiator, double glazed windows.

#### Bedroom

3.99m x 2.64m (13' 1" x 8' 8") Carpeted, ceiling coving, radiator, storage cupboard; double glazed window with roller blind.

#### Bedroom

3.13m x 2.01m (10' 3" x 6' 7") Carpeted, ceiling coving, picture rail, radiator, double glazed windows.

#### Family Bathroom

3.13m x 1.59m (10' 3" x 5' 3") Ceramic tiled flooring; part-tiled walls; bath with freeflow filler tap including both handheld and rainfall thermostatic shower fittings; wash-hand basin, w/c, double glazed window.

### SECOND FLOOR

#### Master Bedroom

6.87m x 4.10m (22' 6" x 13' 5") Glass balustrade to staircase; carpeted, radiator, fitted wardrobes, eaves storage, dual-aspect double glazed windows, double glazed Velux skylights, juliet balcony.

#### En-suite Shower Room

2.37m x 1.43m (7' 9" x 4' 8") Ceramic tiled flooring; large walk-in shower enclosure with thermostatic valve featuring both handheld and rainfall fittings; wash-hand basin, w/c, extractor fan, double glazed windows.

### EXTERNAL

#### Front Driveway


Off street parking for 2 cars.

#### Rear Garden

Approximately 65ft, south-east facing; patio, lawn, outdoor tap; shed; side access.

#### Information:

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.4 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.0 miles (approx) to Danson Park & Lake
- 0.6 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 | 57                      |   |
| (21-38)                                     | F |                         |   |
| (1-20)                                      | G |                         |   |
| Not energy efficient - higher running costs |   |                         |   |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |  |