



£440,000 Freehold



Elstree Gardens, Belvedere



## PROPERTY DESCRIPTION

GUIDE PRICE £440,000 - £460,000 • RE/MAX SELECT are delighted to offer for sale this extended terraced house situated close to schools, Nuxley Village's amenities, and transportation links, including Abbey Wood station with Crossrail / Elizabeth Line, and Belvedere station. This spacious property comprises 3 bedrooms, living room, dining room, modern fitted kitchen/breakfast room, and upstairs family bathroom.

Further benefits include detached garage, approximately 65ft south-facing garden, double glazing, gas central heating, and immediate proximity to Lesnes Abbey Woods.

Total Internal Area approx: 967.89 sq ft (89.92 sq m)





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hallway

Tiled flooring, radiator, double glazed window, understairs storage; carpeted stairs leading to first floor.

#### Living Room

Living Room: 3.90m x 3.84m (12' 10" x 12' 7") Carpeted, radiator, double glazed windows with roller blind.

#### Dining Room

3.30m x 3.04m (10' 10" x 10' 0") Carpeted, radiator, double glazed patio door.

#### Kitchen / Breakfast Room

4.50m x 2.26m (14' 9" x 7' 5") Tiled flooring, ceiling coving; range of soft-closing gloss wall and base units with complementary worktops and tiled splashback; fitted gas hob, integrated extractor hood, integrated dishwasher, integrated washing machine, fitted oven/grill; sink and drainer unit with mixer tap; radiator, double glazed windows, door leading to garden; space and connections for American-style fridge/freezer.

### FIRST FLOOR

#### Landing

Carpeted; access to loft.

#### Bedroom

3.35m x 3.27m (11' 0" x 10' 9") Carpeted, radiator, fitted wardrobes, double glazed windows.

#### Bedroom

3.58m x 2.74m (11' 9" x 9' 0") Carpeted, radiator, fitted wardrobes, double glazed windows.

#### Bedroom

2.11m x 1.10m (6' 11" x 6' 11") Carpeted, radiator, double glazed windows.

#### Bathroom

Tiled flooring, tiled walls; panelled bath with shower-mixer; vanity unit with wash-hand basin; w/c, double glazed windows.

### EXTERNAL

#### Front Garden

Lawn, mature shrubs and bushes.

#### Rear Garden

Approximately 65ft, south-facing; patio, lawn, outdoor tap, outdoor socket, outdoor lighting; rear access.

#### Detached Garage

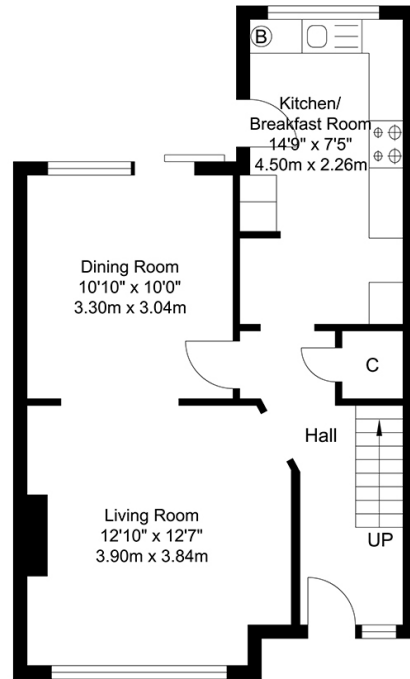
5.00m x 2.40m (6' 2" x 5' 11") Electrical power and lighting; up-and-over door, window; with rear access.

#### Information

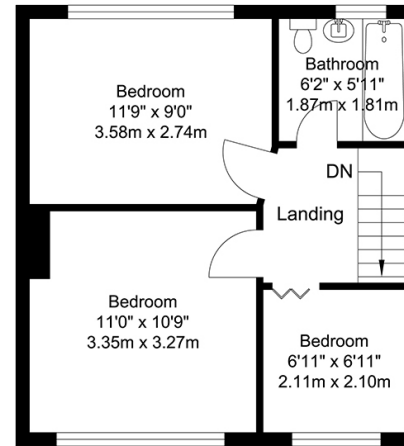
- 0.6 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 0.6 miles (approx) to Belvedere Station
- 0.1 miles (approx) to Lesness Abbey Woods
- Close to sought-after schools
- Council Tax: Band C



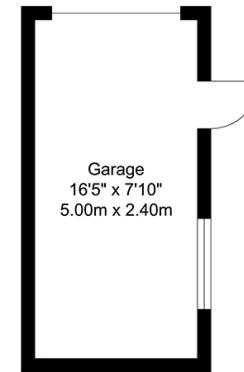
# FLOORPLAN



Ground Floor  
Approximate Floor Area  
473.71 SQ.FT.  
(44.01 SQ.M.)



First Floor  
Approximate Floor Area  
365.00 SQ.FT.  
(33.91 SQ.M.)



Garage  
Approximate Floor Area  
129.16 SQ.FT.  
(12.00 SQ.M.)

TOTAL APPROX FLOOR AREA 967.89 SQ. FT / 89.92 SQ. M  
For Identification Purposes Only.

