



Guide Price £450,000



19 Trosley Road, Belvedere, Kent DA17

6LR



## PROPERTY DESCRIPTION

OPEN HOUSE • Saturday 29 June • 11:00am - 12:00pm • GUIDE PRICE £450,000 - £475,000 • RE/MAX SELECT are delighted to offer for sale this extended semi-detached bungalow situated on a popular residential road close to schools, amenities, and transport links.

This property comprises 2 double bedrooms, living room, dining room, open-plan kitchen, breakfast area, utility room, and bathroom. Further benefits include double glazing, gas central heating, garage, off street parking, and 60ft (approx) garden.

Total Internal Area approx: 1,013.74 sq ft (94.18 sq m)





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Tiled flooring, dado rail, radiator, storage cupboard.

#### Living Room

Leading to Dining Room; laminate flooring, ceiling coving; cast-iron fireplace with wood mantle and granite hearth.

#### Dining Room

Leading from Living Room; laminate flooring, ceiling coving, radiator; double glazed patio doors leading to Rear Garden.

#### Open-Plan Kitchen

Leading to Breakfast area; tiled flooring; range of wood wall and base units with granite-effect worktops; ceramic 1½ bowl sink and drainer unit with mixer tap, extractor hood, integrated fridge; space for 5-burner range-style cooker.

#### Breakfast Area

Leading from Open-plan Kitchen; tiled flooring, ceiling coving, radiator; double bay glazed window.

#### Utility Room

Tiled flooring; double glazed door leading to Rear Garden.

#### Garage

Electrical power; wall-mounted combination boiler; space and connections for washing machine; space and connections for dryer.

### Exterior

#### Front Driveway

Off street parking.

#### Front Garden

Decorative gravel stones; shrubs.

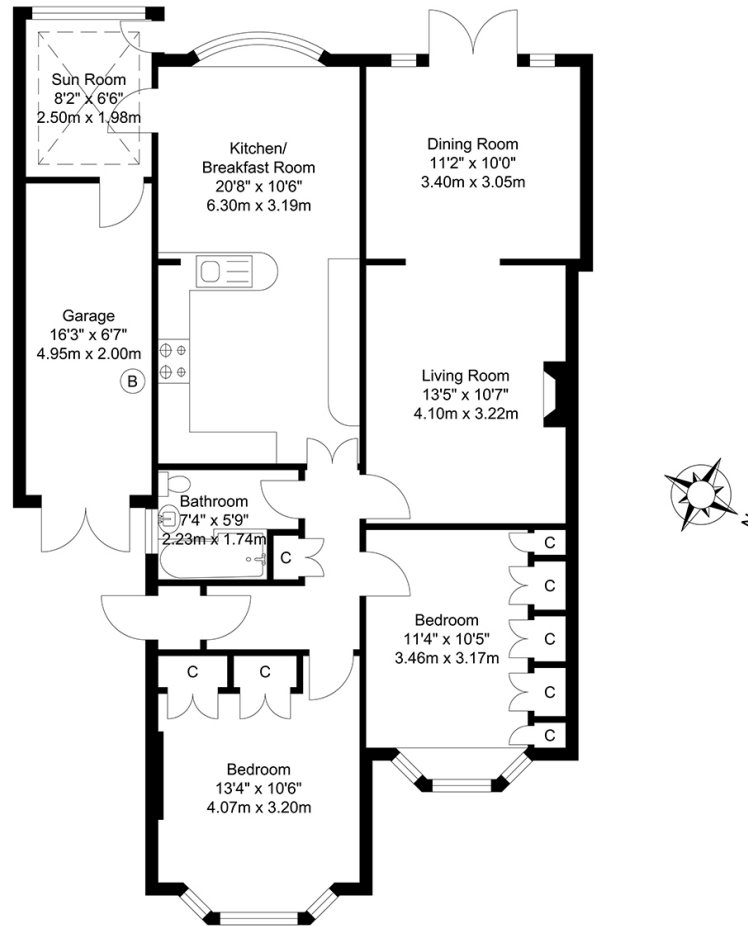
#### Rear Garden

Approximately 60ft; patio, lawn; range of flowerbeds, mature trees and shrubs; shed with electrical power; additional storage shed.

### Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.2 miles (approx) to Nuxley Village shops & amenities
- 1.0 miles (approx) to Belvedere Station
- 1.1 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.3 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- Council Tax: Band D

# FLOORPLAN



TOTAL APPROX FLOOR AREA 1013.74 SQ. FT / 94.18 SQ. M  
For Identification Purposes Only.

