



£375,000 Freehold



Upper Grove Road, Belvedere, Kent DA17 5NU



## PROPERTY DESCRIPTION

GUIDE PRICE £375,000 - £400,000 • RE/MAX SELECT are delighted to offer for sale this immaculate Victorian terraced house situated on a popular residential road, close to Nuxley village, and schools including Bedonwell Junior School. This property comprises 2 bedrooms, stunning open-plan kitchen/dining room, utility area, upstairs family bathroom, and ground floor cloakroom.

Further benefits include double glazing, gas central heating, 45ft (approx) garden, and close proximity to Lesnes Abbey Woods. VIEWING HIGHLY RECOMMENDED.

Total Internal Area approx: 798.14 sq ft (74.15 sq m)





## ROOM DESCRIPTIONS

### Ground Floor

#### Living Room

Laminate flooring, vertical radiator, panelled wall, double glazed french casement windows; carpeted stairs leading to first floor.

#### Open-Plan Kitchen / Dining Room

Laminate flooring; range of wood wall and base units complete with complementary worktops, splashback, and butler sink with mixer tap; rangemaster gas cooker, integrated extractor hood; space and connections for dishwasher; space and connections for fridge/freezer; vertical radiator, panelled wall, double glazed window; double glazed bi-fold doors leading to rear garden.

#### Cloakroom

Tiled flooring; wash-hand basin with mixer tap; w/c; cupboard housing boiler.

### First Floor

#### Landing

Carpeted; access to insulated and boarded loft.

#### Bedroom

Carpeted, radiator, built-in wardrobe, double glazed windows.

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Carpeted, radiator, built in wardrobe, double glazed window.

#### Family Bathroom

Tiled flooring, tiled walls; tiled panelled bath with screen and thermostatic rainfall fitting; vanity wash-hand basin; w/c, heated towel-rail, extractor fan; recessed bathroom storage; double glazed frosted window.

### External

#### Front garden

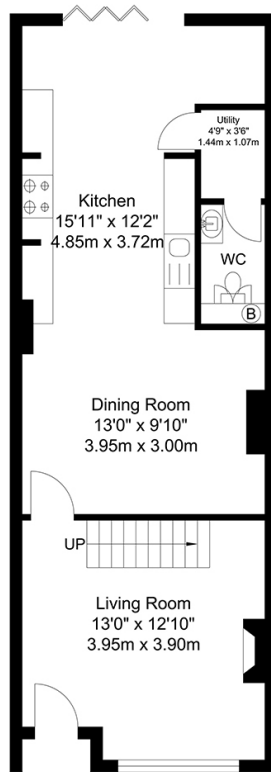
Paved, water tap.

#### Rear garden

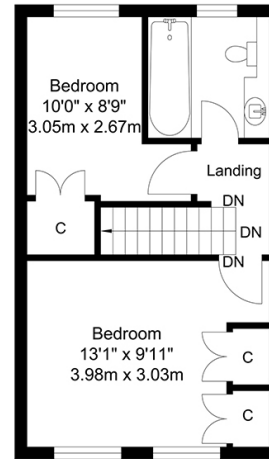
Approximately 45ft; patio, decking area, lawn; mature bushes, shrubs and trees; water tap; shed.



# FLOORPLAN



Ground Floor  
Approximate Floor Area  
500.52 SQ.FT.  
(46.50 SQ.M.)



First Floor  
Approximate Floor Area  
297.62 SQ.FT.  
(27.65 SQ.M.)

TOTAL APPROX FLOOR AREA 798.14 SQ. FT / 74.15 SQ. M  
For Identification Purposes Only.

