



£375,000 Freehold



Matfield Road, Upper Belvedere



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well-presented semi-detached house situated on a popular residential road, close to transport links, schools, and amenities. This property comprises 2 DOUBLE bedrooms, living room, dining room, fitted kitchen, upstairs family bathroom, and 55ft (approx) rear garden. Further benefits include lean-to/utility room, double glazing, gas central heating, and off street parking.

Total Internal Area approx: 836.57 sq ft (77.72 sq m). EPC D65.

## FEATURES

- Well-presented semi-detached house
- 2 double bedrooms
- Living room
- Dining room
- Kitchen
- Lean-to / utility room
- Upstairs family bathroom
- 55ft (approx) rear garden
- Off street parking
- Double glazing & gas central heating
- Popular residential road
- Close to schools, amenities & transport links





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Laminate flooring, radiator.

#### Living Room

Carpeted, radiator; double glazed windows with Venetian blinds.

#### Dining Room

Carpeted, radiator, understairs cupboards; double glazed dual-aspect windows with Venetian blinds.

#### Kitchen

Tiled flooring; range of wood wall and base units with complementary worktops and tiled splashback; stainless steel sink and drainer unit; space and connections for cooker; space and connections for fridge; space and connections for dishwasher; dual-aspect double glazed windows.

#### Lean-to / Utility Room

Laminate-tiled flooring, windows, wall-mounted combination boiler; space and connections for washing machine; space and connections for dryer; space and connections for freezer.

### FIRST FLOOR

#### Landing

Carpeted; access to loft.

#### Bedroom

Carpeted, radiator; double glazed windows with Roman blinds.

#### Bedroom

Carpeted, radiator; double glazed windows with Roman blinds.

#### Family Bathroom

Laminate flooring, tiled walls; bath with filler tap and thermostatic shower over with both rainfall and handheld attachments; vanity unit with wash-hand basin; w/c, heated towel-rail, extractor fan, double glazed windows.

### EXTERNAL

#### Front Driveway

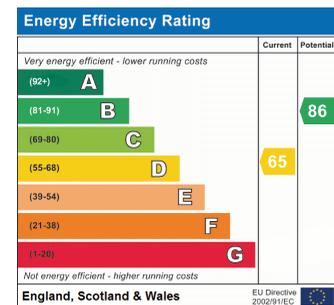
Paved off street parking.

#### Rear Garden

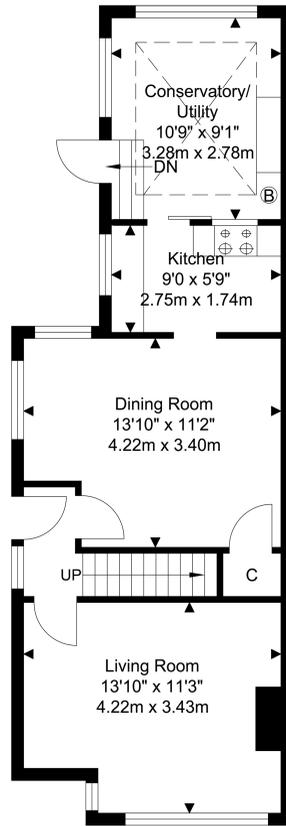
Approximately 55ft; patio, lawn, decking; mature flowerbeds and bushes; outdoor tap; side access.

### Information:

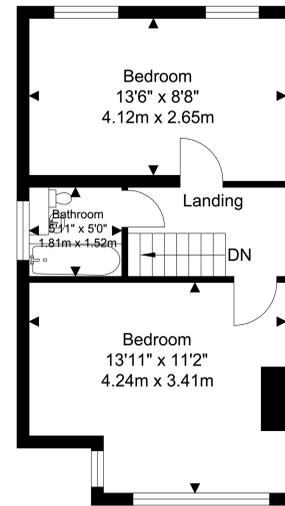
- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.2 miles (approx) to Nuxley Village shops & amenities
- 1.0 miles (approx) to Belvedere Station
- 1.1 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.3 miles (approx) to Abbey Wood Station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



# FLOORPLAN



Ground Floor  
Approximate Floor Area  
497.72 SQ.FT.  
(46.24 SQ.M.)



First Floor  
Approximate Floor Area  
338.84 SQ.FT.  
(31.48 SQ.M.)

TOTAL APPROX FLOOR AREA 836.57 SQ. FT / 77.72 SQ. M  
For Identification Purposes Only.

