



Offers in Region of £600,000 Freehold



48 Matfield Road, Belvedere, Kent DA17  
6LT



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this extended semi-detached chalet house, situated on a popular residential road close to schools, amenities, and transportation links including Belvedere station. This spacious property comprises 5 bedrooms, large living room, dining room, fitted kitchen, downstairs shower room, upstairs family bathroom, and conservatory.

Further benefits include garage, 35ft (approx) garden, and off street parking for up to 4 cars. Total Area approx: 1,503.50 sq ft (139.68 sq m). CHAIN FREE!!

## FEATURES

- Extended Chalet House
- Beautifully Finished
- 5 Bedrooms
- 2 large shower rooms
- Conservatory
- Garage
- Off street parking for 3 cars
- 35ft (approx) rear garden





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Laminate flooring, radiator.

#### Living Room

Laminate flooring, ceiling coving, radiator, double glazed bay windows.

#### Dining Room

Laminate flooring, radiator; double glazed patio doors leading to Conservatory.

#### Kitchen

Fully-tiled, double glazed windows; wood gloss wall and base units with granit-effect worktops; double bowl sink and drainer unit with mixer tap; range-style gas cooker; extractor hood, fridge/freezer, washing machine.

#### Study / Bedroom

Laminate flooring, radiator, double glazed windows.

#### Conservatory

Tiled flooring, double glazed.

#### Shower Room

Fully tiled, double glazed windows; large shower enclosure; vanity wash-hand basin with integrated w/c; heated towel-rail, extractor fan.

### First Floor

#### Landing

Laminate flooring; access to loft.

#### Bedroom

Laminate flooring, radiator, double glazed windows, wardrobe.

#### Bedroom

Laminate flooring, radiator; dual-aspect double glazed windows; wardrobe.

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Laminate flooring, radiator; dual-aspect double glazed windows; wardrobe.

#### Bedroom

Laminate flooring, radiator, double glazed windows.



#### Shower Room

Fully tiled, double glazed windows; large shower enclosure with both hand-held and rainfall attachments; vanity wash-hand basin with mixer tap; w/c, heated towel-rail.

### Exterior

#### Front Driveway

Off street parking for 3 cars.

#### Garage

Electric up-and-over door.

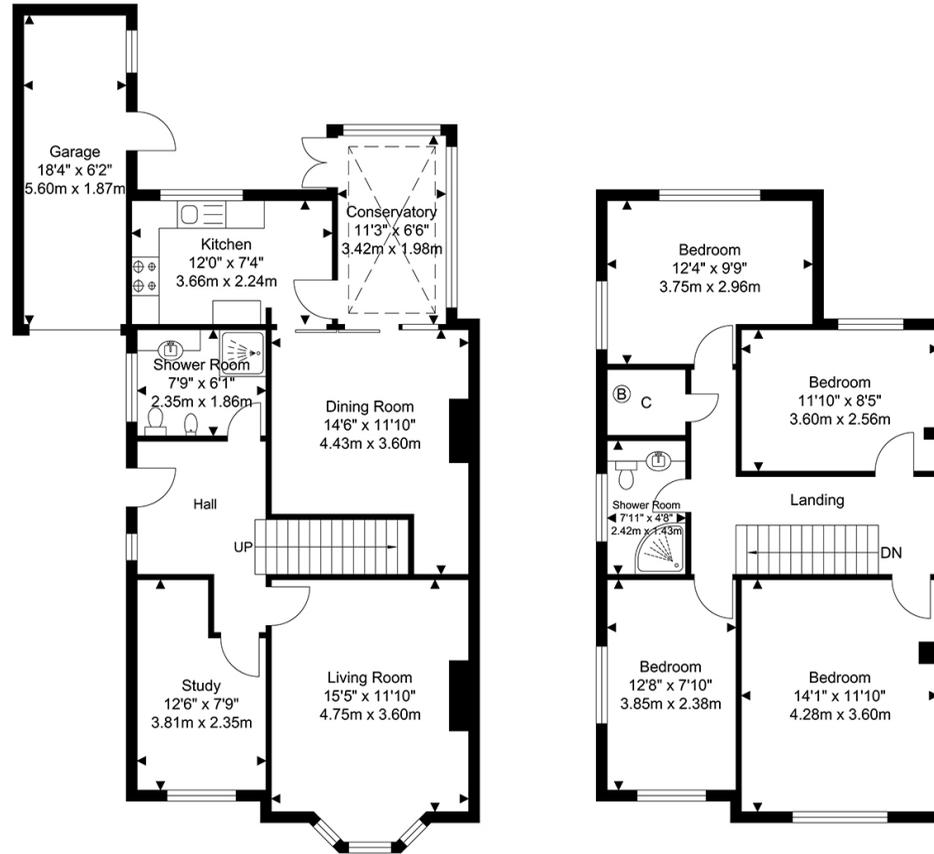
#### Rear Garden

Approximately 35ft; tiered patio area with metal balustrade; lawn, mature trees.

### 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 E

# FLOORPLAN



Ground Floor  
Approximate Floor Area  
850.77 SQ.FT.  
(79.04 SQ.M.)



First Floor  
Approximate Floor Area  
652.72 SQ.FT.  
(60.64 SQ.M.)

TOTAL APPROX FLOOR AREA 1503.50 SQ. FT / 139.68 SQ. M  
For Identification Purposes Only.

