

FOR SALE

£325,000 Leasehold (to be confirmed)



Tunstock Way, Belvedere. DA17

PROPERTY DESCRIPTION

Situated on the popular Tunstock Way, DA17 this well-presented two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, downsizers, or investors seeking a property in the heart of Belvedere, within the London Borough of Bexley.

The ground floor comprises a bright and welcoming living room, providing an ideal space for relaxation and entertaining. To the rear, the kitchen offers practical storage and workspace, with direct access to the private garden, perfect for summer dining, children's play, or simply enjoying outdoor space in a peaceful setting.

Upstairs, the property features two well-proportioned bedrooms, offering comfortable accommodation for a small family or professionals working from home. A modern family bathroom completes the first floor. Externally, the home benefits from a private rear garden and an allocated parking space, adding convenience and further appeal.

Well located for local amenities, schools, and transport links (Abbey Wood Station is serviced by the Elizabeth Line and mainline trains), this charming semi-detached house combines practicality with comfort and represents a fantastic opportunity to secure a home in a sought-after residential area.

FEATURES

- Quiet Cul-De-Sac
- Two Double Bedroom House
- Large Garden
- Close to Elizabeth Line / Crossrail station
- Close to local shops and amenities
- Good size reception
- Allocated Parking Space
- EPC - C - 70



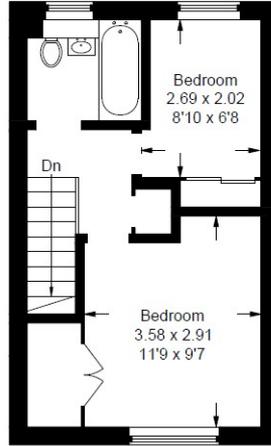
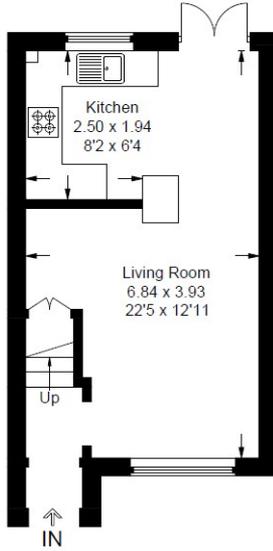
ROOM DESCRIPTIONS



FLOORPLAN & EPC

13 Tunstock Way, DA17 5RU

Approximate Gross Internal Area
 Ground Floor = 27.7 sq m / 298 sq ft
 First Floor = 26.7 sq m / 287 sq ft
 Total = 54.4 sq m / 585 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

