



£700,000 Freehold



Woolwich Road, Upper Belvedere





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this rare-to-the-market, detached house on a popular residential road close to schools, Nuxley Village's amenities, and transportation links including Belvedere Station. This spacious property comprises 3 bedrooms, large living room, family room, conservatory, fitted kitchen, utility room, and upstairs family bathroom.

Further benefits include downstairs cloakroom, large multi-purpose outbuilding, 55ft (approx) south-facing rear garden, and off street parking for up to 4 cars. CHAIN FREE!

Total Internal Area approx: 1,770.55 sq ft (164.49 sq m). EPC C69.

## FEATURES

- Detached house
- 3 bedrooms
- 3 reception rooms
- Fitted kitchen
- Utility room
- 2 bathrooms
- Downstairs cloakroom
- Large multi-functional outbuilding
- Air conditioning
- Double glazing & gas central heating
- CHAIN FREE!





ROOM DESCRIPTIONS

GROUND FLOOR

Porch

Tiled flooring, double glazed windows, uPVC double glazed stained-glass door.

Entrance Hall

Laminate flooring, wood panelling; radiator with cover; double glazed windows with vertical blinds; understairs storage.

Living Room / Dining Room

4.33m x 4.04m (14' 2" x 13' 3") Laminate flooring, ceiling coving; radiator with cover; double glazed stained-glass windows with vertical blinds.

Family Room

4.05m x 3.42m (13' 3" x 11' 3") Laminate flooring, ceiling coving, vertical radiator; coal-effect gas fireplace with decorative surround.

Conservatory

3.37m x 2.61m (11' 1" x 8' 7") Laminate flooring, vertical radiator, wall-mounted air-conditioning unit, double glazed windows, double glazed french doors.

Kitchen

3.00m x 2.24m (9' 10" x 7' 4") Laminate flooring; range of soft-closing gloss wall and base units with granite-effect worktops and splashback; under-pelmet lighting; sink and drainer unit; fitted electric hob, fitted extractor hood, fitted microwave; fitted oven and grill; space and connections for dishwasher; cupboard housing boiler; double glazed windows.

Utily Room

Laminate flooring; range of gloss base units with granite-effect worktops and splashback; space and connections for American-style fridge/freezer; space and connections for washing maching; space and connections for dryer; double glazed windows.

Cloakroom

Laminate flooring; granite-effect hydro-panelled wall; wash-hand basin, w/c, heated towel-rail, double glazed window.

FIRST FLOOR

Landing

Laminate flooring, ceiling coving; double glazed windows with blinds; access to loft.

Bedroom

3.73m x 3.30m (12' 3" x 10' 10") Wood flooring, picture rail, radiator, fitted wardrobes; double glazed stained-glass windows with vertical blinds.

Bedroom

4.08m x 3.45m (13' 5" x 11' 4") Laminate flooring, picture rail, radiator, fitted wardrobes, double glazed windows.

Bedroom

2.57m x 2.27m (8' 5" x 7' 5") Laminate flooring, radiator, double glazed stained glass windows.

Family Bathroom

2.26m x 2.16m (7' 5" x 7' 1") Tiled flooring, tiled walls; jacuzzi bath with shower-mixer; large shower enclosure with thermostatic shower; vanity unit with wash-hand basin; heated towel-rail, wall-mounted heater, extractor fan; double glazed windows with venetian blinds.

Cloakroom

Tiled flooring, tiled walls, w/c, double glazed window.

EXTERNAL

Rear Garden

Approximately 55ft; artificial turf, patio area, lawn, mature flowerbeds, outdoor powerpoint, outdoor lighting, outdoor tap; large hot tub; shed; side access.

Outside Storage

Electrical power.

LARGE MULTI-PURPOSE OUTBUILDING

Entrance Area

Laminate flooring; range of wood wall and base units with granite-effect worktops; stainless steel sink and drainer unit; double glazed windows.

Games Room / Gym

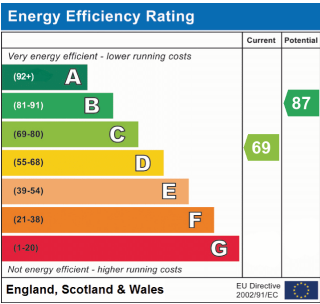
7.45m x 5.50m (24' 5" x 18' 1") Laminate flooring, air-conditioning unit, electric fireplace, double glazed windows.

Shower Room

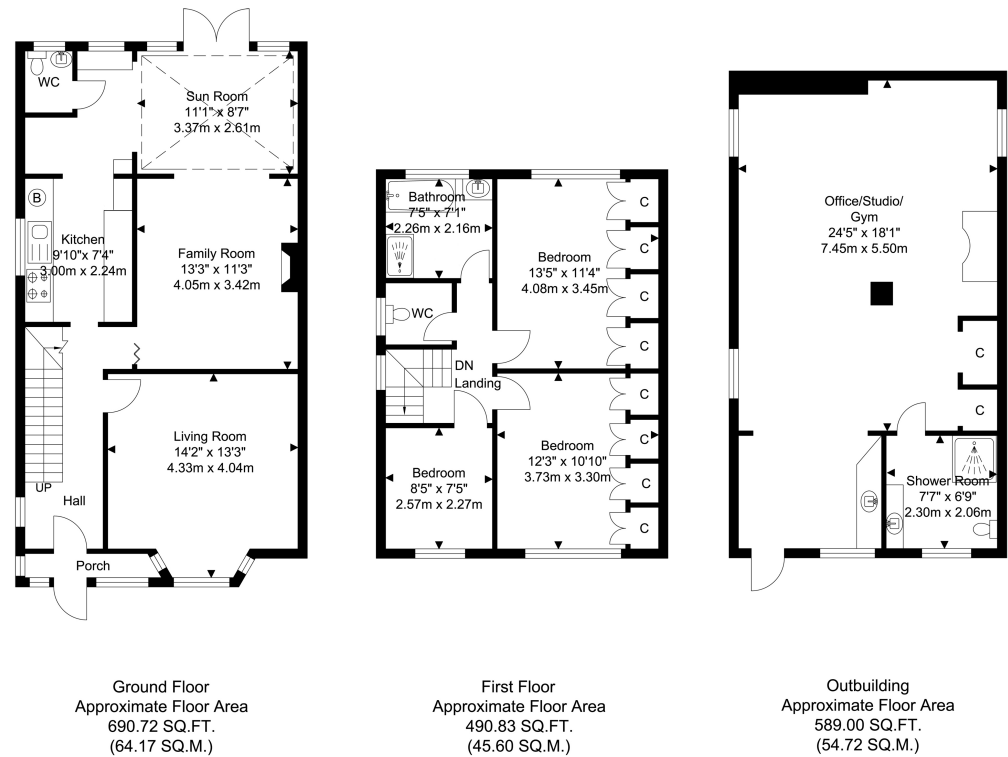
2.30m x 2.06m (7' 7" x 6' 9") Laminate flooring, tiled walls; shower enclosure with rainfall and handheld thermostatic fitting; vanity unit with wash-hand basin; w/c, extractor fan, heated towel-rail, double glazed windows.

Information:

- Council Tax: Band E
- 0.9 miles (approx) to Belvedere Station (one stop to Abbey Wood Station)
- 1.2 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- Easy access to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- Next to Lesnes Abbey Woods



FLOORPLAN



TOTAL APPROX FLOOR AREA 1770.55 SQ. FT / 164.49 SQ. M  
For Identification Purposes Only.

