



**Guide Price £375,000**  
**Clive Road, Belvedere, Kent, DA17 5BJ**

**Christopher  
Russell**  
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088



Guide Price £375,000 to £385,000.

A well-presented three-bedroom end-terrace house located just 0.7 miles from Belvedere Station, offering frequent services into the City. The property is also only a short walk from local bus routes providing convenient access to Abbey Wood Station and the Elizabeth Line in approximately 15 minutes.

Local amenities, shops, cafés, and restaurants in Belvedere and Nuxley Village are all within close proximity, making this an ideal location for both convenience and connectivity.

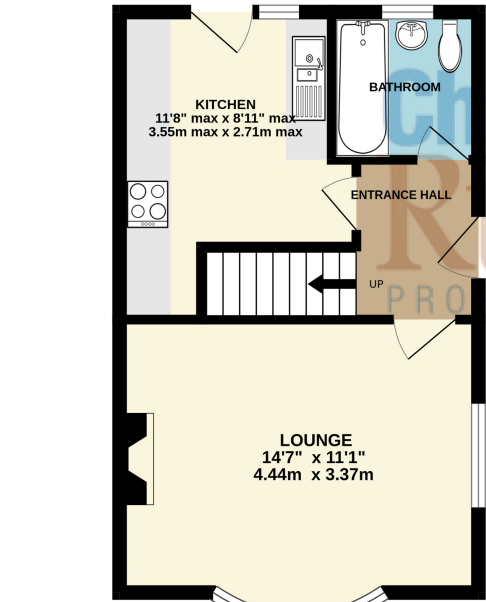
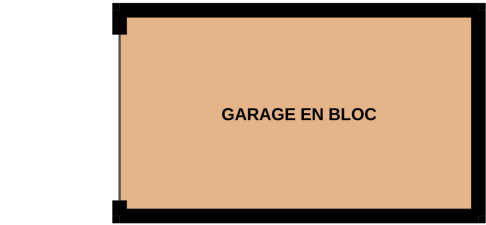
The property is offered in good decorative condition and benefits from a recently fitted kitchen, a modern bathroom suite, double-glazed windows and doors, gas central heating, and a garage situated en-bloc.

Accommodation comprises: entrance hall, a spacious dual-aspect lounge/diner, kitchen, and bathroom on the ground floor, with three bedrooms located on the first floor.

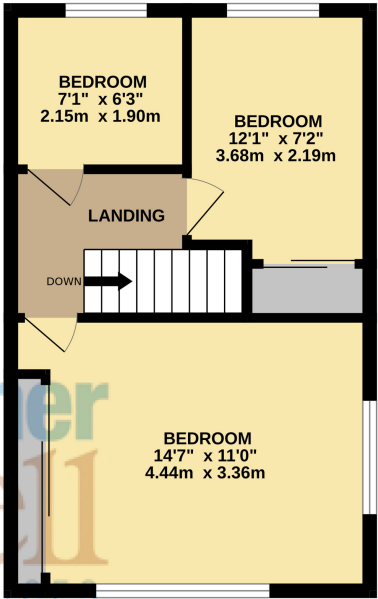
Externally, there is a large front garden and a courtyard-style rear garden, which also offers easy pedestrian access as well as vehicular access leading to the garage.

Council Tax Band C.

GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC