



Guide Price £375,000 Freehold



28 Barnfield Road, Upper Belvedere,  
Kent DA17 5NG





## PROPERTY DESCRIPTION

GUIDE PRICE £375,000 - £400,000 • RE/MAX SELECT are delighted to offer for sale this Victorian house situated on a popular residential road, close to transport links, schools, and amenities. This spacious property comprises 2 DOUBLE bedrooms, dining room, living room, kitchen, and upstairs family bathroom.

Further benefits include off-street parking for 2 cars, and approximately 70ft south-facing garden. COMPLETE CHAIN!

Total Internal Area approx: 796.95 sq ft (74.04 sq m).





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Tiled.

#### Hallway

Carpeted, ceiling coving, ceiling rose, radiator.

#### Living Room

Laminate flooring, ceiling coving, double glazed bay window, radiator; gas fireplace with stone surround.

#### Dining Room

Laminate flooring, ceiling coving, double glazed windows, radiator, storage cupboard.

#### Kitchen

Laminate flooring, ceiling coving, double glazed windows, radiator; range of wood wall and base units with granite-effect worktops; stainless steel sink and drainer unit with mixer tap; cooker; space and connections for washing machine; space for American-style fridge freezer; double glazed door leading to Rear Garden.

### First Floor

#### Landing

Carpeted, ceiling coving, ceiling rose, radiator; access to part-boarded and insulated loft.

#### Bedroom

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

#### Bedroom

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

#### Family Bathroom

Fully tiled, double glazed windows; large shower enclosure with electric shower; bath, wash-hand basin, heated towel-rail, storage cupboard.

### External

#### Front Garden

Gated.

#### Rear Garden

Approximately 70ft, south-facing; lawn, raised decking area; gate leading to Rear Driveway.

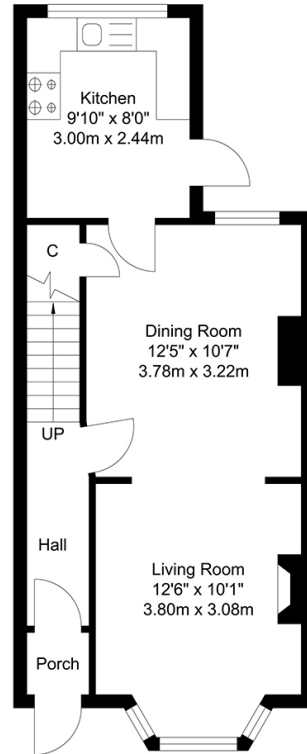
#### Rear Driveway

Off-street parking for 2 cars.

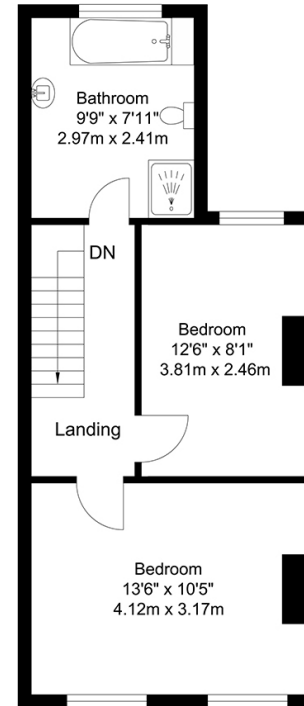
#### Information

- Close to sought-after schools incl 4 grammar schools
- 0.1 miles (approx) to Nuxley Village
- 1.0 miles (approx) to Barnehurst Station (direct to 5 London Terminal stations)
- 1.0 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.1 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- Council Tax: Band C

# FLOORPLAN



Ground Floor  
Approximate Floor Area  
404.07 SQ.FT.  
(37.54 SQ.M.)



First Floor  
Approximate Floor Area  
392.88 SQ.FT.  
(36.50 SQ.M.)

TOTAL APPROX FLOOR AREA 796.95 SQ. FT / 74.04 SQ. M  
For Identification Purposes Only.

