



£600,000 Freehold



Grant Close, Upper Belvedere



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this rarely available detached house built in 2009, situated in a private cul-de-sac close to schools, amenities, and transport links including Abbey Wood / Crossrail Station.

This spacious property comprises 4 DOUBLE bedrooms, high-spec fitted kitchen complete with granite features, large living room, upstairs family bathroom, and downstairs bathroom. Further benefits include a large garden, double glazing, gas central heating, and off street parking for 4 cars.

Total Internal Area approx: 1,454.09 sq ft (135.09 sq m). EPC Rating C76





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

2.79m x 2.75m (9' 2" x 9' 0") Laminate flooring, radiator with cover, understairs cupboards.

Living Room

8.40m x 3.63m (27' 7" x 11' 11") Laminate flooring, 2 radiators, dual-aspect double glazed windows with roller blinds.

Kitchen

4.12m x 3.66m (13' 6" x 12' 0") Vinyl flooring; range of soft-closing wall and base units with granite-effect worktops; island with wood base units and granite worktops; integrated dishwasher, integrated fridge/freezer; range-style gas cooker and oven with splashback; fitted microwave, stainless steel extractor hood; sink and drainer unit; cupboard housing boiler; double glazed windows and door; space and connections for washing machine.

Bedroom

4.18m x 3.86m (13' 9" x 12' 8") Laminate flooring, radiator, fitted wardrobes.

Bedroom

2.79m x 2.48m (9' 2" x 8' 2") Laminate flooring, radiator, double glazed windows.

Downstairs Bathroom

Tiled flooring, tiled walls, w/c; vanity unit with wash-hand basin; bath with shower-mixer; heated towel-rail, extractor fan, double glazed windows.

First Floor

Landing

Carpeted, 3 large storage cupboards; access to part-boarded and insulated loft.

Bedroom

4.66m x 3.63m (15' 3" x 11' 11") Carpeted, radiator, fitted wardrobes, double glazed windows.

Bedroom

4.40m x 4.18m (14' 5" x 13' 9") Carpeted, radiator, fitted wardrobes, double glazed windows.

Family Bathroom

2.86m x 2.36m (9' 5" x 7' 9") Tiled flooring, w/c; vanity unit with wash-hand basin; bath with shower-mixer; shower enclosure with rainfall attachment; radiator, extractor fan, double glazed Velux window.

External

Front Driveway

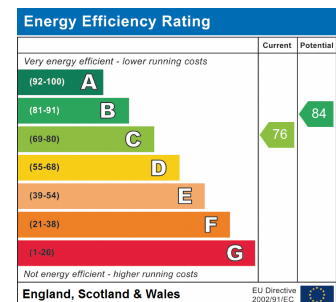
Off street parking for 4 cars.

Rear Garden

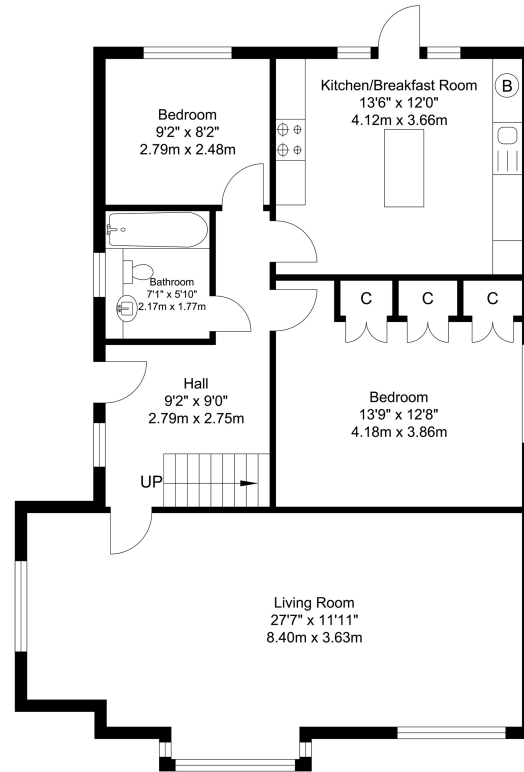
Approximately 40ft x 40ft; patio, artificial turf, masonry BBQ, outdoor powerpoint; shed with electrical power; side access.

Information:

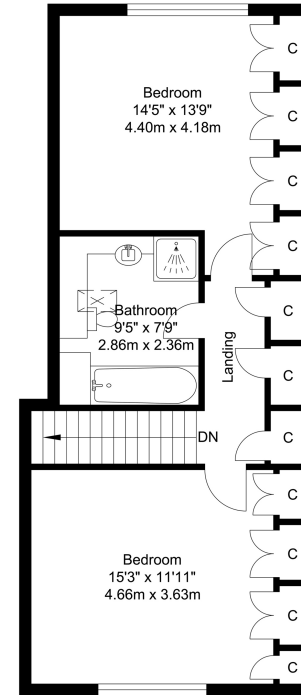
- Council Tax: Band E



FLOORPLAN



Ground Floor
Approximate Floor Area
920.42 SQ.FT.
(85.51 SQ.M.)



First Floor
Approximate Floor Area
533.67 SQ.FT.
(49.58 SQ.M.)



TOTAL APPROX FLOOR AREA 1454.09 SQ. FT / 135.09 SQ. M
For Identification Purposes Only.

