

«Floorplan1»



«EpcGraph»

**Energy Performance Certificate**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.  
All measurements are approximate



**Belvedere Road, Belvedere, Kent, DA7 4NY**

£240,000 - £250,000 | CHAIN FREE | 963 YEAR LEASE | FIRST FLOOR MAISONETTE

TWO BEDROOMS | PRIVATE REAR GARDEN | SHORT WALK TO BEXLEYHEATH TRAIN STATION | EASY ACCESS TO BEXLEYHEATH BROADWAY

**Guide Price: £240,000**



**Belvedere Road, Belvedere, Kent, DA7 4NY**

CALLING ALL COMMUTERS! With a guide price of £240,000 - £250,000 Hunters are pleased to welcome to the market this two bedroom first floor maisonette with a private rear garden backing onto open fields. With a 963 year lease and set with in a short walk of Bexleyheath Train Station and The Broadway Shopping Centre this really is a desirable location. With a little TLC this will make a perfect home for any first time buyer. With beautiful green views, natural light billowing through from all directions, and being in the location it is we really don't want you to miss out. Properties in this location with such a long lease do not come to the market too often, So do not delay, call Hunters today to arrange your viewing!

**ENTRANCE HALL**

Stairs to first floor. Double radiator.



**LANDING**

Double glazed window to side.

**LOUNGE**

3.78m (12' 5") x 3.81m (12' 6")

Double glazed window to rear. Double radiator. Carpet. Ceiling Coving. Ceiling rose.



**KITCHEN**

2.44m (8' 0") x 1.78m (5' 10")

Base and wall units. Gas Hob. Electric Oven. Double glazed window to rear. Single drainer stainless steel sink unit. Wall mounted boiler for central heating and hot water.



**BEDROOM 1**

3.91m (12' 10") x 3.15m (10' 4")

Double glazed window to front. Carpet. Double radiator.



**BEDROOM 2**

3.07m (10' 1") x 1.75m (5' 9")

Double glazed window to front. Double radiator.



**BATHROOM**

Panelled bath. Vanity wash hand basin. Double glazed frosted window to side. Double radiator.



**REAR GARDEN**

Garden at rear.



**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.