



**Orchard Avenue, Upper Belvedere**  
**£525,000 Freehold**



**PLANNING PERMISSION GRANTED FOR SINGLE STOREY REAR EXTENSION PLUS LOFT CONVERSION** Parris Residential are delighted to offer this ground-floor extended three-bedroom semi-detached family house with a driveway for 2-3 vehicles located on the Upper Belvedere and Bexleyheath borders. The property is presented to a very high standard throughout. Features include a smart Shaker-style fitted kitchen with bamboo worktops and with the benefit of a built-in double oven & hob. There is a gas central heating system and double-glazed windows throughout and the house is ready to move into. Your inspection is highly recommended.

Council Tax Band E | EPC Band D | Freehold





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>86</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.



hallway 14'6 x 5'9 (4.42m x 1.75m)

lounge 13'0 x 11'0 (3.96m x 3.35m)

kitchen diner 23'3 x 12'0 max (7.09m x 3.66m max)

utility room 6'2 x 5'2 (1.88m x 1.57m)

play room/ study 9'7 x 5'0 (2.92m x 1.52m)

landing

bedroom one 11'0 x 11'0 (3.35m x 3.35m)

bedroom two 12'0 x 11'2 (3.66m x 3.40m)

bedroom three 7'4 x 5'9 (2.24m x 1.75m)

bathroom 5'7 x 5'9 (1.70m x 1.75m)

rear garden 95' approx (28.96m approx)

Garden Room 14'2 x 12'2 (4.32m x 3.71m)

store shed 12'2 x 4'2 (3.71m x 1.27m)

driveway for 2-3 vehicles

