



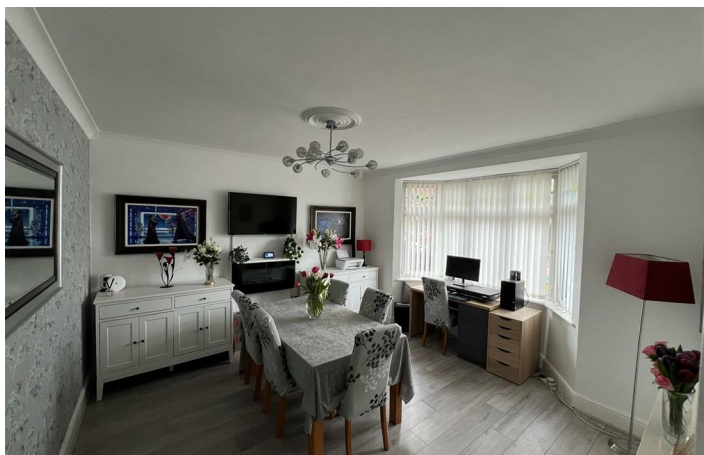
**Woolwich Road, Upper Belvedere**  
**£725,000 Freehold**



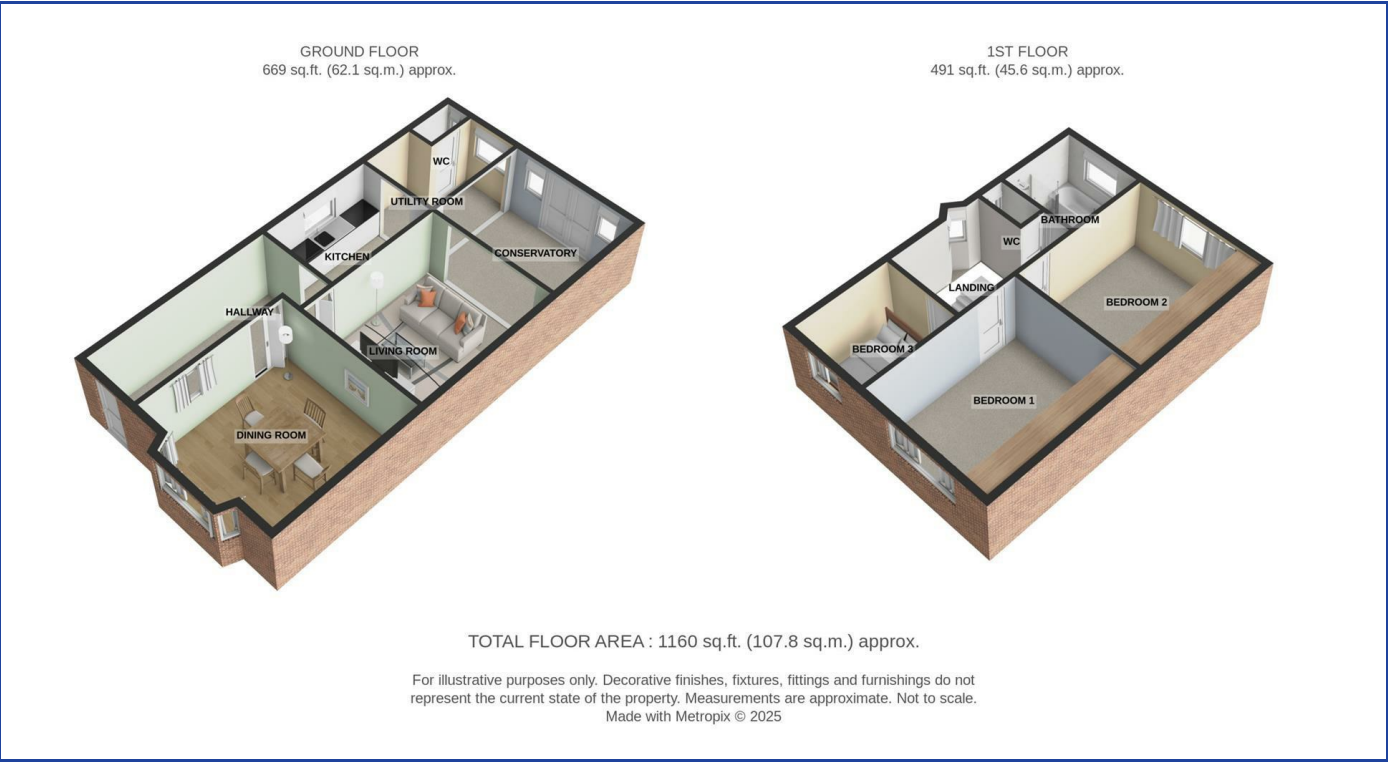


CHAIN FREE SALE Parris Residential are delighted to offer this impressive three bedroom detached family house. Benefits to note include ; modern fitted kitchen with gloss white wall and base units, soft close drawers and built in oven, hob, extractor and microwave plus space and plumbing for dishwasher, washing machine and tumble drier. 2 reception rooms. Open plan lounge into a conservatory, giving views into the garden. Ground floor WC. 1st floor bathroom with jacuzzi bath and a large walk in shower cubicle. Wall to wall Fitted wardrobes to 2 of the bedrooms. Good sized garden with large hot tub. At the end of the garden is a very large outbuilding. The space has many potential uses, including: a games room, a gym, a cinema room, a workshop, or a very large work-from-home space. The current owners advise that it currently has its own, dedicated high-speed broadband supply. The outbuilding also has a wc, shower and 2 sinks. The property is beautifully presented throughout. It is well set back from the road and also has the benefit of off-street parking for at least 4 vehicles on its block driveway. Further features include an electric car charging point. Belvedere Village with its local shops is a short walk away. Abbey Wood with the Elizabeth Line is just a short drive away. Your inspection is highly recommended.

Awaiting EPC | Freehold | Council Tax Band E







| 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>                          |         |           | (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.





entrance hall 15'5 x 5'5 (4.70m x 1.65m)

ground floor W.C.

living room 13'3 x 11'3 (4.04m x 3.43m)

dining room 14'3 inc bay x 13'2 (4.34m inc bay x 4.01m)

conservatory 11'7 x 9'6 (3.53m x 2.90m)

kitchen 9'9 x 7'4 (2.97m x 2.24m)

utility area 10'1 x 7'5 (3.07m x 2.26m)

landing

bedroom one 13'4 x 11'4 (4.06m x 3.45m)

bedroom two 12'2 x 11'4 (3.71m x 3.45m)

bedroom three 8'5 x 7'5 (2.57m x 2.26m)

bathroom 7'4 x 7'1 (2.24m x 2.16m)

separate W.C. 4'6 x 2'6 (1.37m x 0.76m)

rear garden with hot tub 70' approx (21.34m approx)

large detached multi use out building 25'4 x 17'8 (7.72m x 5.38m)

driveway to front

