

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Elmbourne Drive

Approximate Gross Internal Area
 Ground Floor = 63.3 sq m / 682 sq ft
 First Floor = 55.2 sq m / 594 sq ft
 Garage = 25.0 sq m / 269 sq ft
 Total = 143.5 sq m / 1545 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



ELMBOURNE DRIVE
 BELVEDERE DA17 6JE
 Guide price £575,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Guide Price £575,000 - £600,000

Nestled in a coveted area that combines community charm with easy accessibility, this magnificent 5-bedroom detached house presents a rare opportunity to acquire a sublime residence in a highly sought-after location. Just minutes away from exceptional primary and secondary schools and the delightful Nuxley Village, this home is perfectly positioned for families looking to immerse themselves in a vibrant yet peaceful community.

Designed with modern living in mind, the property boasts an open-plan lounge diner featuring bi-fold doors that create a seamless flow between indoor and outdoor spaces, ideal for entertaining or simply enjoying a day at home with family. The interiors are in stunning condition, reflecting a commitment to quality and contemporary aesthetics throughout.

Parking is never a concern, with ample space for a couple of cars and a double garage, which has been cleverly utilised as a gym previously, providing a flexible space that can be adapted to meet your lifestyle needs. Additionally, there is no forward chain, simplifying the moving process so you can settle into your new home without delay.

The ground floor hosts a convenient fifth bedroom complete with its own private en-suite, perfect for guests or as an in-law suite, offering privacy and comfort. A chic downstairs WC adds to the home's functionality. Upstairs, the beautiful main bathroom serves the remaining four double bedrooms, providing a tranquil space to unwind.

The rear of the property also benefits from a veranda boasting heating, lighting and shade (all remote controlled) ensuring the garden is enjoyable all year round. Whether you are hosting gatherings, enjoying family time, or seeking a quiet retreat in a lovely setting, this property promises to deliver an exceptional living experience.

Approximately 10 minutes from Belvedere train station, residents benefit from excellent transport links, including access to the new Elizabeth Line.

5 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

ELMBOURNE DRIVE

BELVEDERE DA17 6JE

- 5 BEDROOM DETACHED HOME
- DOWNSTAIRS BEDROOM WITH EN SUITE AND DOWNSTAIRS WC
- DOUBLE GARAGE - PREVIOUSLY USED AS A GYM
- QUIET CUL DE SAC
- CLOSE TO NUXLEY VILLAGE/ PRIMARY AND SECONDARY SCHOOLS
- NO FORWARD CHAIN
- EPC- C
- SQ FT- 1,545
- COUNCIL TAX BAND F

