

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		66	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Elmbourne Drive

Approximate Gross Internal Area
Ground Floor = 88.7 sq m / 956 sq ft
First Floor = 73.5 sq m / 792 sq ft
Total = 162.2 sq m / 1748 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.

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ELMBOURNE DRIVE
BELVEDERE DA17 6JF
£2,750 Per month

rightmove.co.uk
The UK's number one property website

Zoopla.co.uk



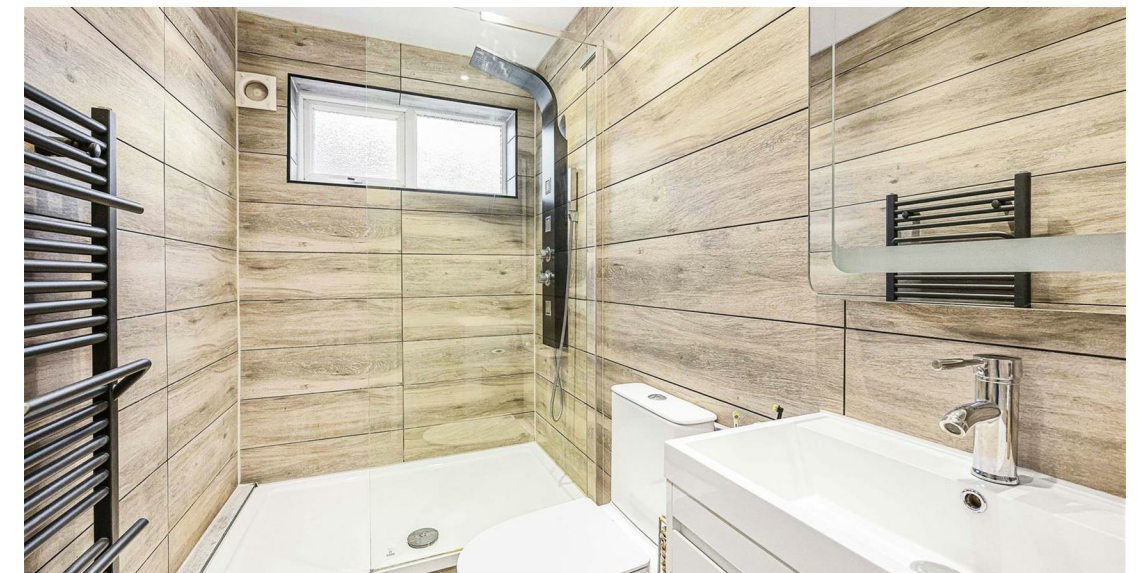
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.





Nestled in the charming cul-de-sac of Elmbourne Drive, Belvedere, this splendid four-bedroom house offers a perfect blend of comfort and modern living. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The large lounge is a welcoming area, ideal for family gatherings or quiet evenings at home.

One of the standout features of this residence is the well-appointed granny annex, which adds versatility to the living space. This additional accommodation is perfect for extended family members or could serve as a private office or guest suite. The modern bathrooms and kitchen are designed with both style and functionality in mind, ensuring that daily living is both convenient and enjoyable.

The property is complemented by a generous driveway and garage, providing plenty of parking space for residents and visitors alike. The well-maintained garden offers a tranquil outdoor retreat, perfect for enjoying sunny days or hosting barbecues with friends and family.

Situated in the heart of Belvedere, this home is not only a delightful place to live but also presents an excellent opportunity for assisted living accommodation. With its spacious layout and thoughtful design, this property is sure to meet the needs of a variety of lifestyles. Don't miss the chance to make this lovely house your new home.

AVAILABLE EARLY FEB 2025
EPD D
COUNCIL TAX BAND F

4 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

ELMBOURNE DRIVE

BELVEDERE DA17 6JF

- 4 BEDROOMS
- GRANNY ANNEX SUITABLE FOR ASSISTED LIVING
- LARGE DRIVEWAY
- EPD D
- COUNCIL TAX BAND F
- AVAILABLE EARLY FEB 2025
- GARAGE

