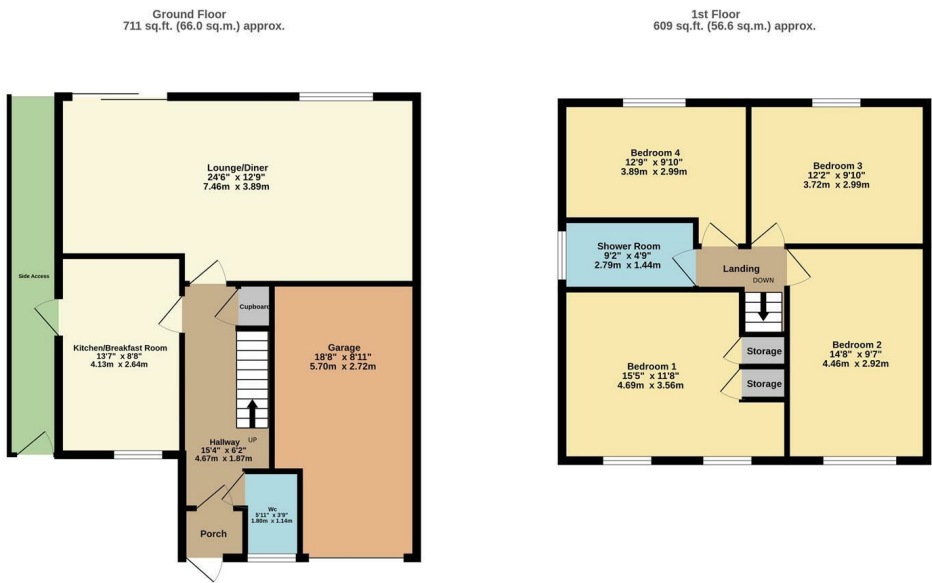


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 sq.m.) approx.  
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ELMBOURNE DRIVE  
BELVEDERE DA17 6JE

Guide price £550,000

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The UK's number one property website

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**MLM**  
MURRAY • LEE • MCKENZIE  
ESTATE AGENTS

22 Albert Road, Belvedere, Kent, DA17 5LJ

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sales@mlmestateagents.co.uk  
www.mlmestateagents.co.uk

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.

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#### **\*\*Video Walkthrough\*\***

Welcome to this spacious and versatile four-bedroom detached property, ideally located on the sought-after Elmbourne Drive in Belvedere. Offering over 1,300 sq. ft. of living space, this well-proportioned home presents an excellent opportunity for growing families or those seeking more space, with plenty of potential to personalise.

The ground floor features a generous lounge/diner - extending over 24 feet in length - perfect for family gatherings or entertaining guests, with patio doors leading to a large well-proportioned back garden. The kitchen/breakfast room offers access to the side entrance and, while functional, would benefit from modernisation to truly elevate this home's full potential. A handy downstairs WC, welcoming hallway with storage, and an integrated garage and front driveway with parking space for up to three vehicles complete the ground floor layout.

Upstairs, you'll find four well-sized double bedrooms, including a large master bedroom measuring over 15 feet. A modern bathroom and gas central heating throughout ensure comfort and convenience for busy family life.

Situated just 0.7 miles from Belvedere Station and only a mile from Abbey Wood Station—now benefiting from the Elizabeth Line—this home offers excellent commuter links into central London. Local amenities including supermarkets, restaurants, and parks are all within easy walking distance, and there are several highly rated schools nearby, including St. Augustine of Canterbury Primary School and Lessness Heath Primary School.

This is a rare opportunity to secure a detached family home in a desirable residential area with scope to add value. This is a chance not to be missed.

**4 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS**

## **ELMBOURNE DRIVE**

BELVEDERE DA17 6JE

- Chain Free
- 4 Bedroom Detached House
- Lounge/Diner
- Driveway
- Integral Garage
- Close To Amenities and Good Schools
- Good Transport Links
- Council Tax Band F
- EPC - TBC
- Fantastic Family Home

