



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Mayfield Road, Belvedere

Asking Price £415,000



Offered with no forward chain is this four bedroom, two bathroom family home overlooking Franks Park.

The property on offer comprises a through lounge with French doors to a good size conservatory and fitted kitchen on the ground floor. On the first floor there are two double bedrooms and a single in addition to the family bathroom. The loft has been converted and provides an additional double bedroom with an en-suite bathroom.

Externally the property benefits from off road parking and an enclosed rear garden.

The property is ideally located for Belvedere Primary School, a large Asda Supermarket and just 0.7 miles to Belvedere Station

## KEY FEATURES

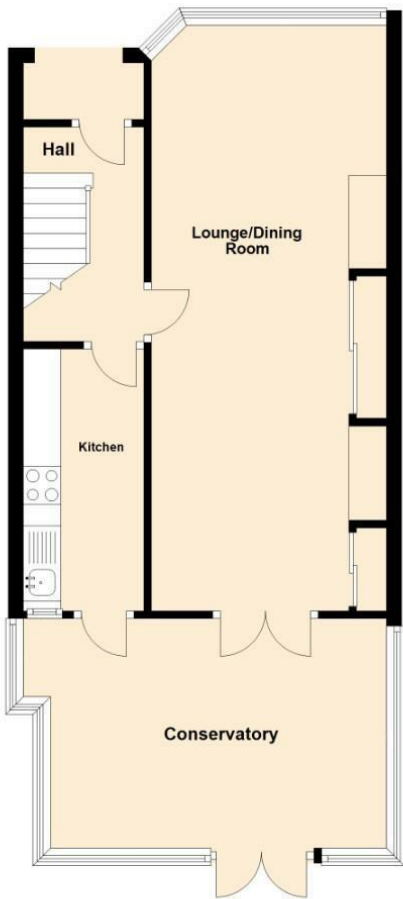
- FOUR BEDROOMS
- TWO BATHROOM
- OFF ROAD PARKING
- OVERLOOKING FRANKS PARK
  - CONSERVATORY
  - DOUBLE GLAZING
  - GAS CENTRAL HEATING
- 0.7 MILES TO BELVEDERE STATION
  - EPC RATING TBC







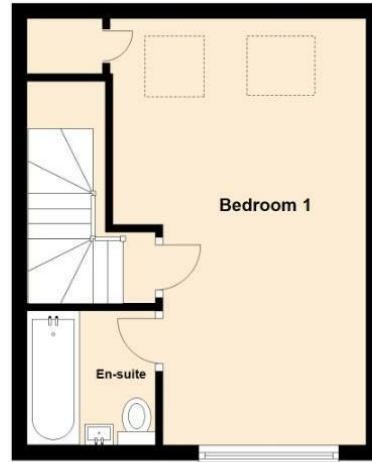
### Ground Floor



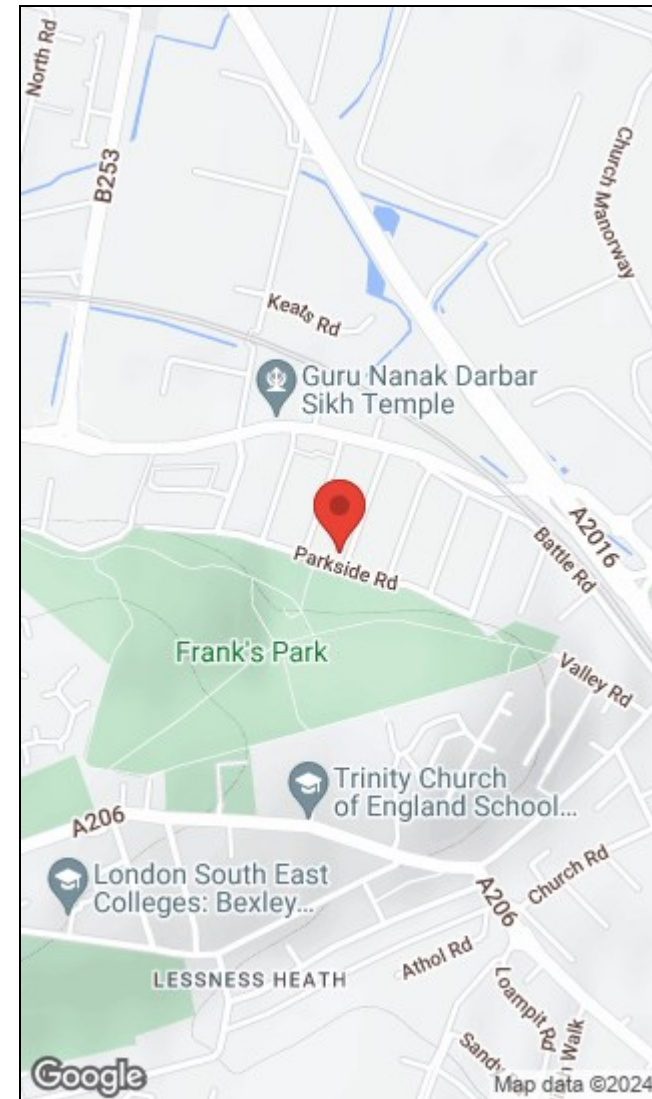
### First Floor



### Second Floor



For illustrative purposes only  
Plan produced using PlanUp.



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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