



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

36 Matfield Road, Belvedere, DA17 6LT

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Guide Price £390,000-£425,000

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**As exclusive representatives, Hunters proudly present this enchanting two-bedroom semi-detached residence, ideally situated for convenient access to bus routes, local amenities, and esteemed educational institutions.**

**This immaculately maintained abode showcases two inviting reception areas, kitchen, and a lean-to extension opening onto a generous rear garden. Ascending to the upper level unveils two spacious double bedrooms and a contemporary family bathroom.**

**Externally, the property features a secluded rear garden and a front driveway adorned with tasteful block paving.**

**Strategically positioned, this residence offers easy proximity to the vibrant Nuxley Village, with its array of shops, as well as the recreational haven of Belvedere Recreation Ground. Nearby educational facilities include Bedonwell Infants and Junior Schools, Belmont Primary School, and Lessness Heath Primary School. Abundant bus services, including routes 401, 601, 422, and B12, further enhance the property's accessibility.**

**Contact Hunters today to arrange a privileged viewing of this exceptional property at your earliest convenience.**

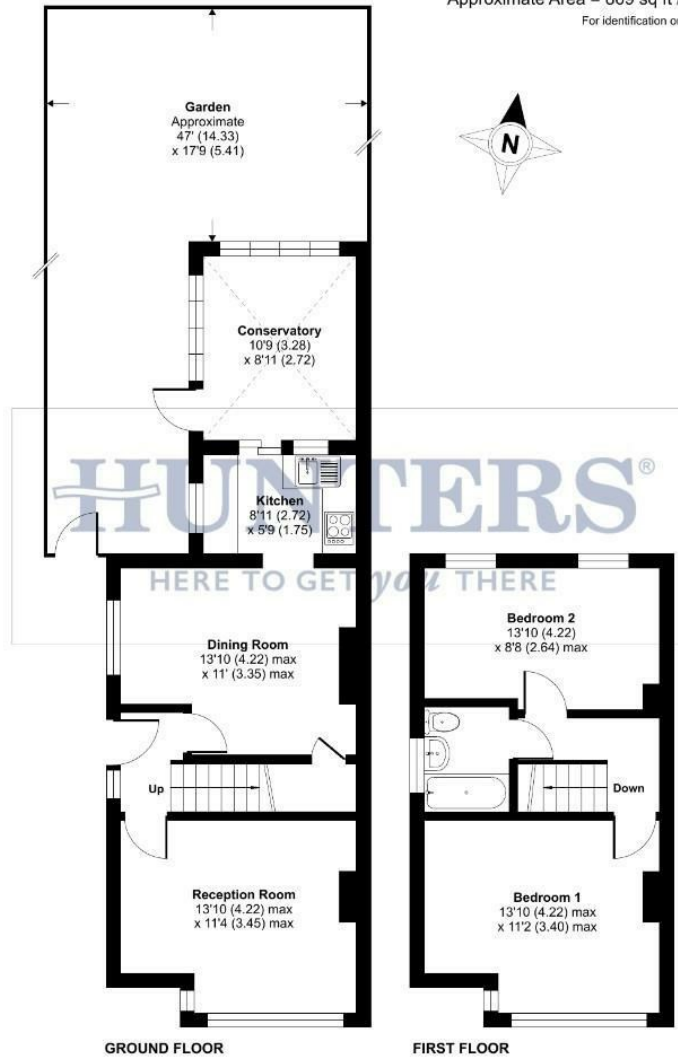
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# Matfield Road, Belvedere, DA17

Approximate Area = 869 sq ft / 80.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevellyheath. REF: 1090511

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | 86        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 65                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

**ENTRANCE**

**LOUNGE**  
13'10 x 11'4

**DINING ROOM**  
13'10 x 11

**KITCHEN**  
8'11 x 5'9

**LEAN TO**  
10'9 x 8'11

**FIRST FLOOR LANDING**

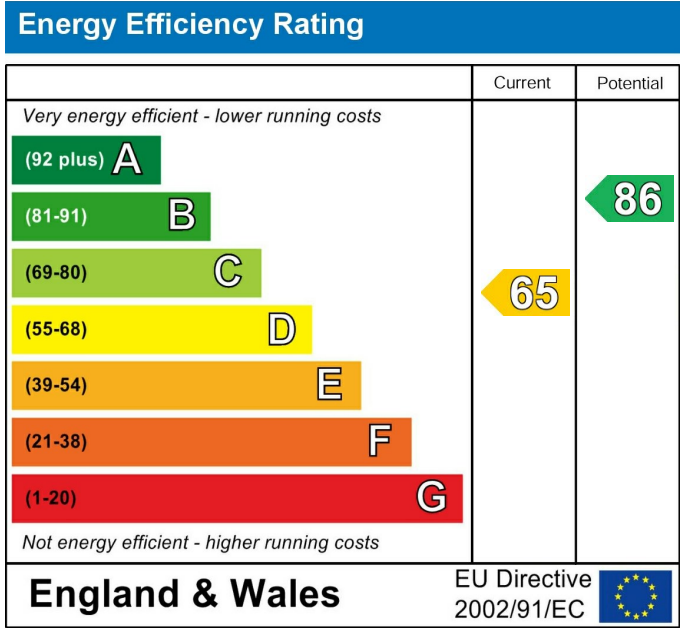
**BEDROOM ONE**  
13'10 x 11'2

**BEDROOM TWO**  
13'10 x 8'8

**BATHROOM**

**GARDEN**  
47' x 17'9

**OFF ROAD PARKING**

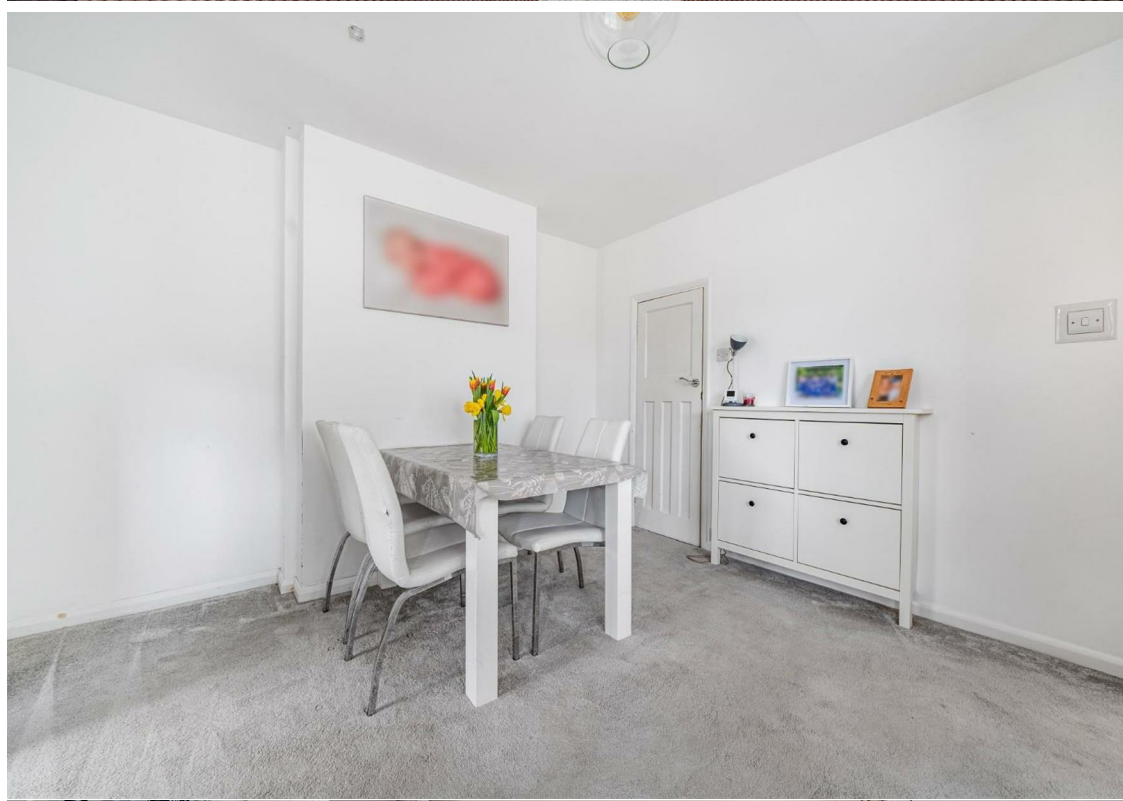
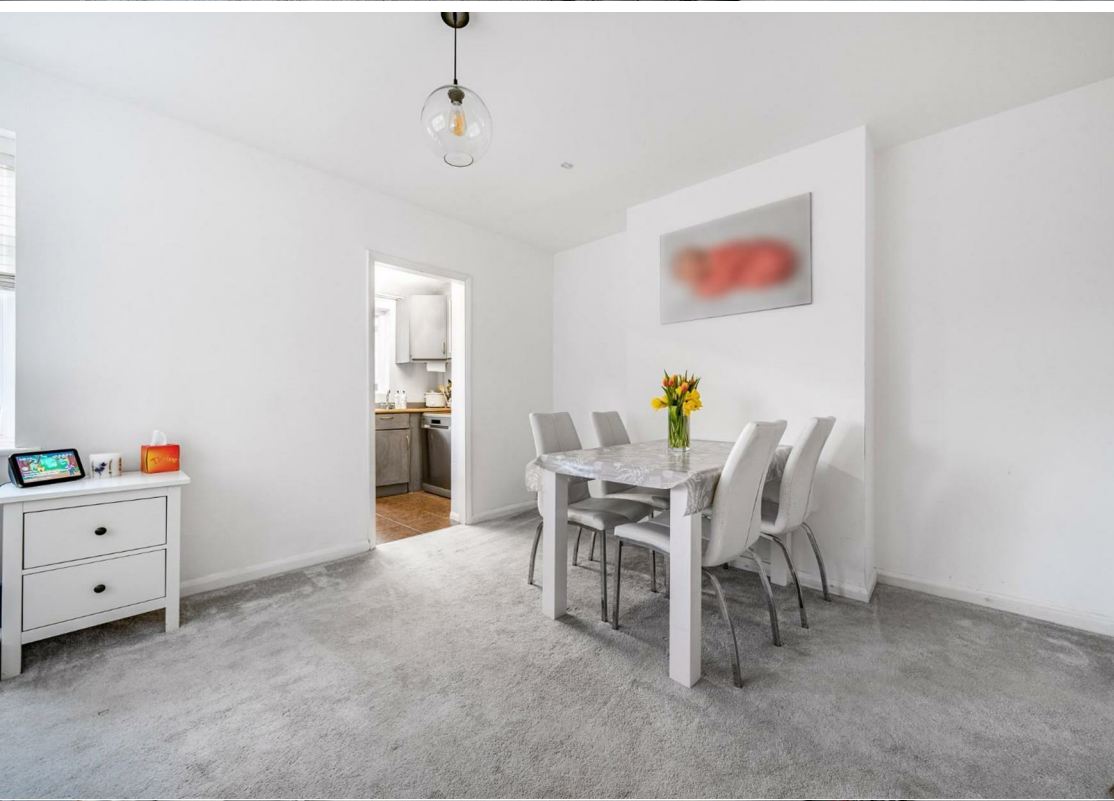


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

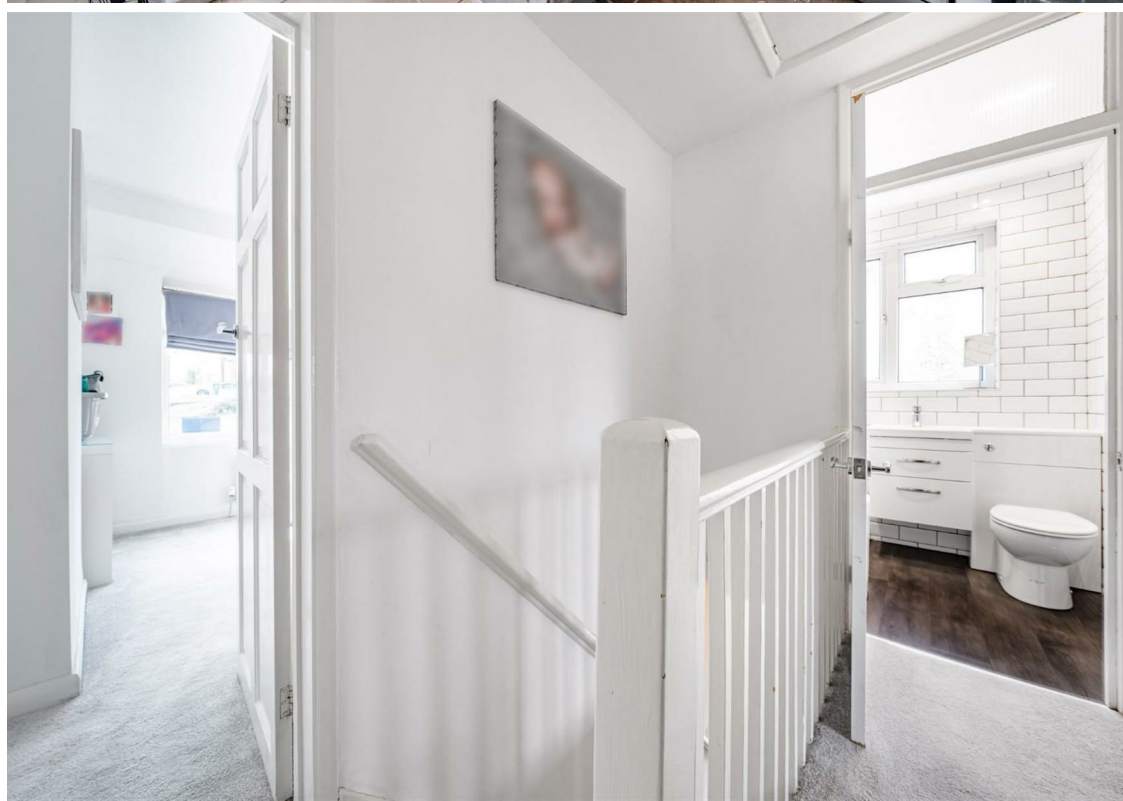




















*Bath*