



HUNTERS[®]
HERE TO GET *you* THERE

8 Dryhill Road, Upper Belvedere, DA17 5PA

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Guide Price £500,000 - £550,000

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Located on Dryhill Road in Belvedere, this spacious four double bedroom semi-detached house offers plenty of room for families looking for a comfortable and practical home. The property benefits from a well-thought-out layout and is ideally placed for local amenities and transport links.

On the ground floor, there's a bright through lounge with large windows that fill the space with natural light, creating a welcoming environment for everyday living and entertaining. The separate kitchen overlooks the rear garden and offers plenty of cupboard and worktop space. A family bathroom on this level adds to the home's convenience.

Upstairs, you'll find four generously sized double bedrooms, providing flexible options to suit different family needs. A shower room completes the first floor, offering a practical and fresh space for daily use.

Outside, the property features a private driveway with a garage door to the front, providing off-street parking and extra storage. The well-maintained rear garden is a peaceful space perfect for children to play, gardening, or relaxing outdoors.

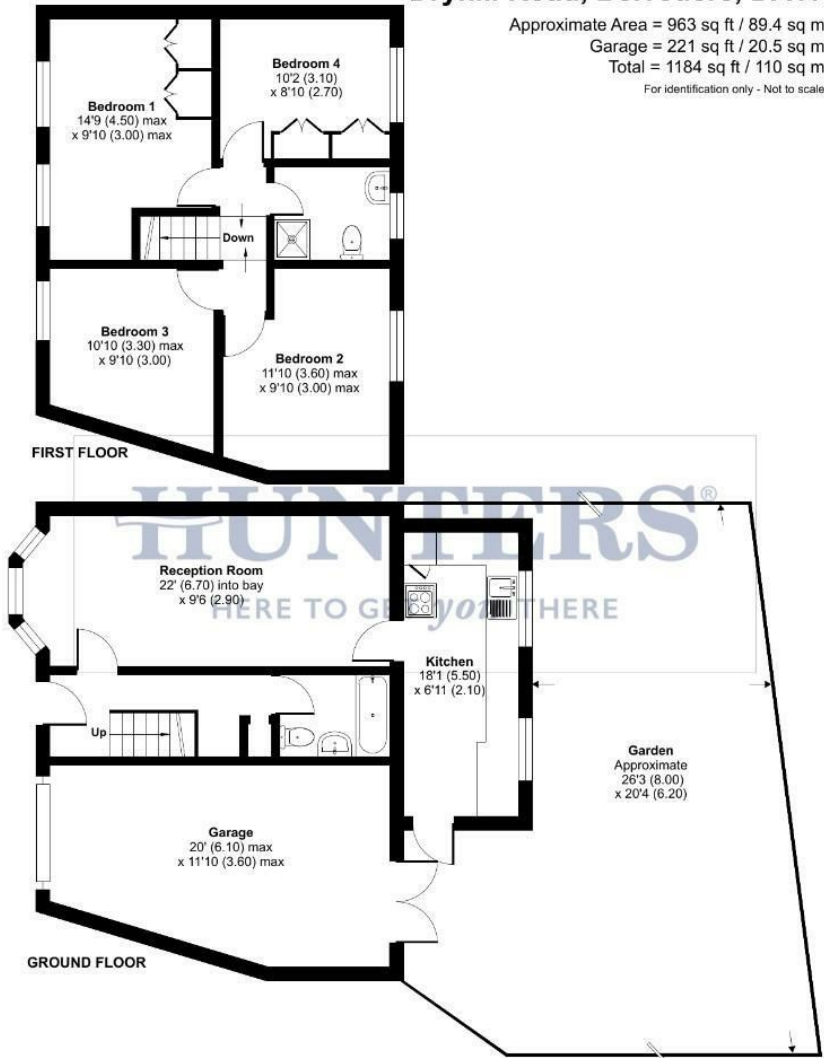
The location is a real benefit, with Belvedere Recreation Ground just a short walk away — a spacious green area perfect for outdoor activities and family outings. Nuxley Village is also close by, offering shops, hairdressers, cafes, and medical facilities for everyday essentials. The property is near several schools, including Bedonwell Infant and Junior Schools, Belmont Primary, Lessness Heath Primary, and Trinity Church of England School, making it a great choice for families.

Transport links are strong, with bus routes providing easy access to Abbey Wood Station (Thameslink, Southeastern services, and the Elizabeth Line), Belvedere Station, and Bexleyheath Station, allowing straightforward travel into London and beyond.

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Dryhill Road, Belvedere, DA17

Approximate Area = 963 sq ft / 89.4 sq m
Garage = 221 sq ft / 20.5 sq m
Total = 1184 sq ft / 110 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1323819

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		
	69	80
EU Directive 2002/91/EC		
England & Wales		

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

ENTRANCE HALL

RECEPTION ROOM

22'0 x 9'6

KITCHEN

18'1 x 6'11

GROUND FLOOR BATHROOM

FIRST FLOOR LANDING

BEDROOM ONE

14'9 x 9'10

BEDROOM TWO

11'10 x 9'10

BEDROOM THREE

10'10 x 9'10

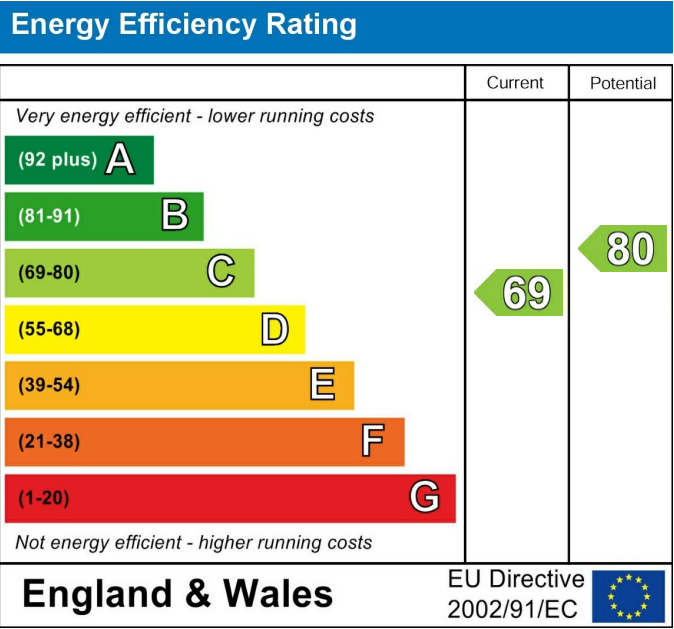
BEDROOM FOUR

10'2 x 8'10

SHOWER ROOM

GARDEN

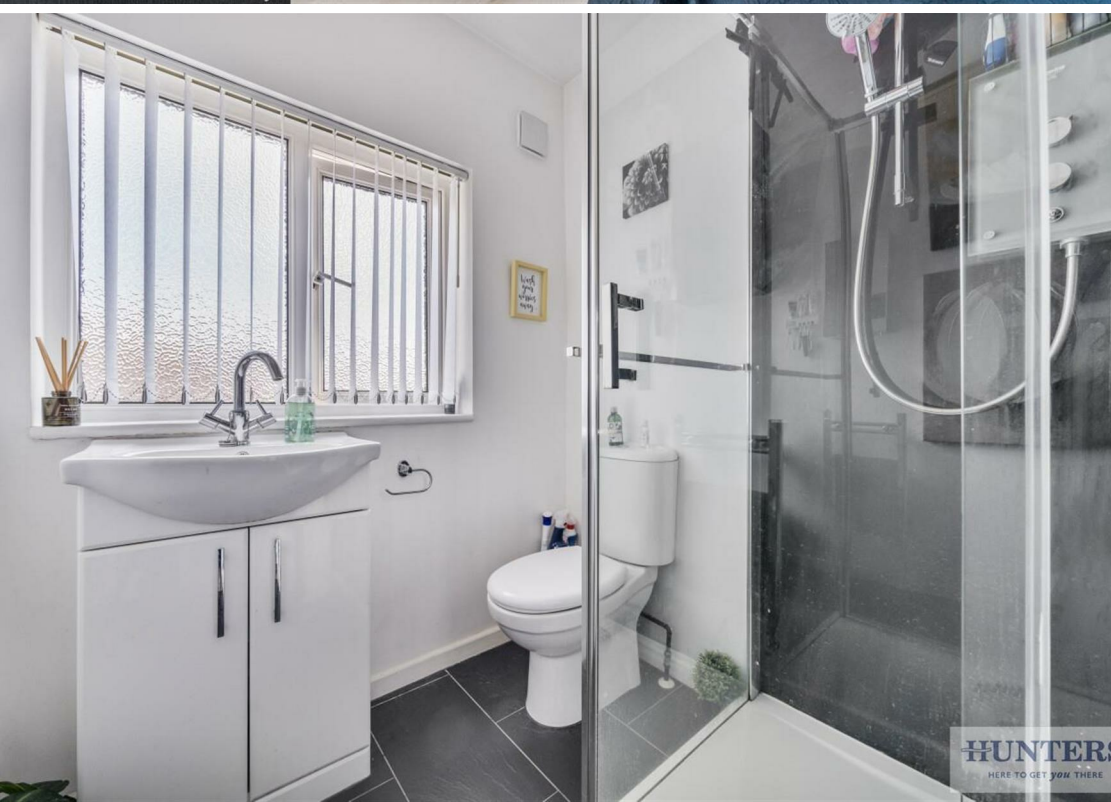
26'3 x 20'4



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.











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