



HUNTERS[®]
HERE TO GET *you* THERE

107 Upper Abbey Road, Belvedere, DA17 5AF

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Guide Price £425,000-£450,000

This unique energy efficient three-bedroom home arranged with a split-level layout offers a extensive range of bespoke features. The property has been thoughtfully designed to maximise both comfort and functionality. The entrance hall incorporates shoe storage, providing a practical solution for everyday living, while a conveniently located ground floor WC adds further convenience. The through lounge provides a superb main reception space, ideal for both relaxing and entertaining. this inviting room benefits from direct access to a private balcony, offering an attractive additional seating area. Selected areas of the home have been soundproofed to enhance comfort and privacy. The kitchen/diner has been designed with practicality in mind and offers an excellent range of storage and workspace. Clever integrated features include a plinth vacuum system and a pull-out cabinet ironing board, reflecting the careful attention to detail that is evident throughout the home. In addition there is a separate laundry room, providing valuable utility space. The property is further enhanced by a central vacuum system with multiple vacuum points throughout the house.

Triple glazing to most of the property helps to improve insulation and reduce external noise, while solar panels contribute to greater energy efficiency. Elegant glass balustrades introduce a contemporary design element. The family bathroom features a jacuzzi bath that provides the perfect place to relax and unwind. At the rear of the property is a substantial two-storey garage complete with a workbench and hand-wash basin, this highly adaptable space is ideal for secure parking and workshop use.

The low maintenance rear garden provides an attractive outdoor setting. In addition to the main accommodation, there is a separate studio room located within the house., this versatile space offers a wide range of potential uses and would be ideal as a home office, or workshop.

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Approximate Area = 1622 sq ft / 150.6 sq m
 Limited Use Area(s) = 105 sq ft / 9.7 sq m
 Garage = 302 sq ft / 28 sq m
 Outbuilding = 346 sq ft / 32.1 sq m
 Total = 2375 sq ft / 220.6 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 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1459101

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		100+	100+
(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	

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			
England & Wales		EU Directive 2002/91/EC	

ENTRANCE HALL**THROUGH LOUNGE**

25'0 x 9'8

BALCONY**WC****KITCHEN/DINER**

21'0 x 13'1

CONSERVATORY

13'1 x 9'10

LAUNDRY ROOM

13'9 x 10'11

CRAFT/WORKSHOP

13'9 x 11'8

FIRST FLOOR LANDING**BATHROOM****BEDROOM TWO**

13'9 x 11'9

BEDROOM THREE

11' x 8'9

BEDROOM ONE

16'6 x 12'3

GARDEN

24'11 x 13'4

WORKSHOP ONE

16'1 x 10'6


WORKSHOP TWO

13'1 x 10'10

GARAGE/WORKSHOP

27'11 x 10'10

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	100+	100+
(81-91) B		
(69-80) C		
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(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.







