



**Woolwich Road, Upper Belvedere**  
**Asking Price £625,000 Freehold**



CHAIN FREE SALE Parris Residential are delighted to offer this impressive three bedroom detached family house. Benefits to note include ; modern fitted kitchen with gloss white wall and base units, soft close drawers and built in oven, hob, extractor and microwave plus space and plumbing for dishwasher, washing machine and tumble drier. 2 reception rooms. Open plan lounge into a conservatory, giving views into the garden. Ground floor WC. 1st floor bathroom with jacuzzi bath and a large walk in shower cubicle. Wall to wall Fitted wardrobes to 2 of the bedrooms. Good sized garden with large hot tub. At the end of the garden is a large outbuilding with many potential uses, i.e games room, gym, cinema room, workshop, or a large work-from-home space. The current owners advise that it currently has its own, dedicated high-speed broadband supply. The outbuilding also has a wc, shower and 2 sinks. The property is beautifully presented throughout. It is well set back from the road and also has the benefit of off-street parking for at least 4 vehicles on its block driveway. Further features include an electric car charging point. Belvedere Village with its local shops is a short walk away. Abbey Wood train station is conveniently close, providing direct access to the Elizabeth Line into London and the super loop bus service that provides enhanced access to local areas and efficiently links with other public transport options

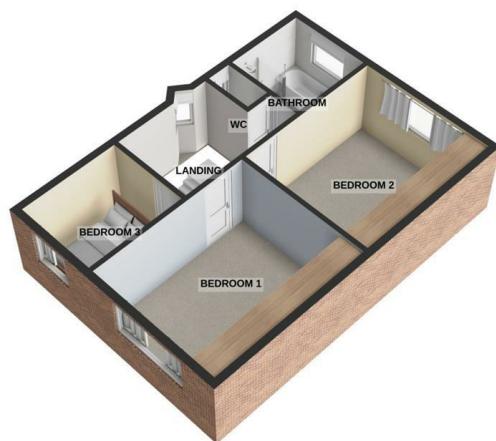
Awaiting EPC | Freehold | Council Tax Band E



GROUND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.

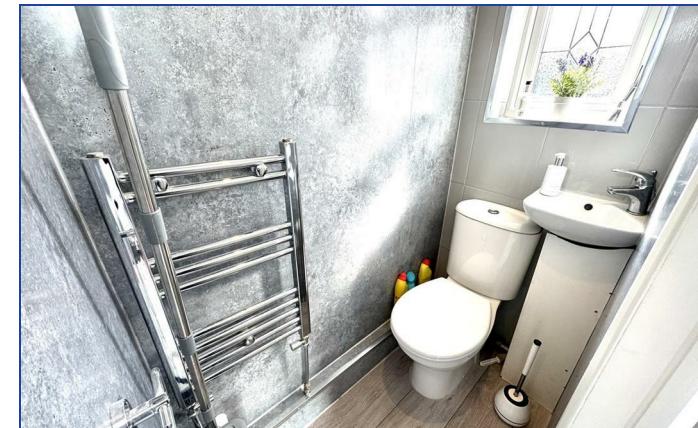


TOTAL FLOOR AREA : 1160 sq.ft. (107.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

entrance hall 15'5 x 5'5 (4.70m x 1.65m)

ground floor W.C.

living room 13'3 x 11'3 (4.04m x 3.43m)

dining room 14'3 inc bay x 13'2 (4.34m inc bay x 4.01m)

conservatory 11'7 x 9'6 (3.53m x 2.90m)

kitchen 9'9 x 7'4 (2.97m x 2.24m)

utility area 10'1 x 7'5 (3.07m x 2.26m)

landing

bedroom one 13'4 x 11'4 (4.06m x 3.45m)

bedroom two 12'2 x 11'4 (3.71m x 3.45m)

bedroom three 8'5 x 7'5 (2.57m x 2.26m)

bathroom 7'4 x 7'1 (2.24m x 2.16m)

separate W.C. 4'6 x 2'6 (1.37m x 0.76m)

rear garden with hot tub 70' approx (21.34m approx)

large detached multi use out building 25'4 x 17'8 (7.72m x 5.38m)

driveway to front

