Ground Floor
453 sq.ft. (42.1 sq.m.) approx.

1st Floor
365 sq.ft. (33.9 sq.m.) approx.

TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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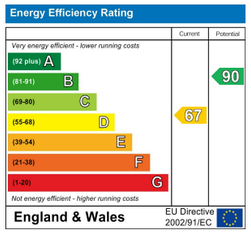

ELSTREE GARDENS

BELVEDERE DA17 5DR

Guide price £375,000

rightmove.co.uk The UK's number one property website

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MURRAY • LEE • MCKENZIE
ESTATE AGENTS

22 Albert Road, Belvedere, Kent, DA17 5LJ

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www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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£375,000 - £400,000
Situated on Elstree Gardens, this well-presented three-bedroom terraced home is an ideal purchase for first-time buyers, families or investors. Offering generous living space, off-street parking and a private rear garden, the property is ready to move straight into.

The ground floor comprises a welcoming entrance hall, a bright and spacious lounge, a separate dining room perfect for entertaining, and a fitted kitchen with the added benefit of a useful utility room providing extra storage and practicality. Upstairs offers two well-proportioned double bedrooms, a good-sized single bedroom, ideal as a nursery or home office, and a family bathroom.

Externally, the property benefits from a driveway providing off-street parking for one car, while the enclosed rear garden offers an excellent space for relaxing, entertaining or family enjoyment.

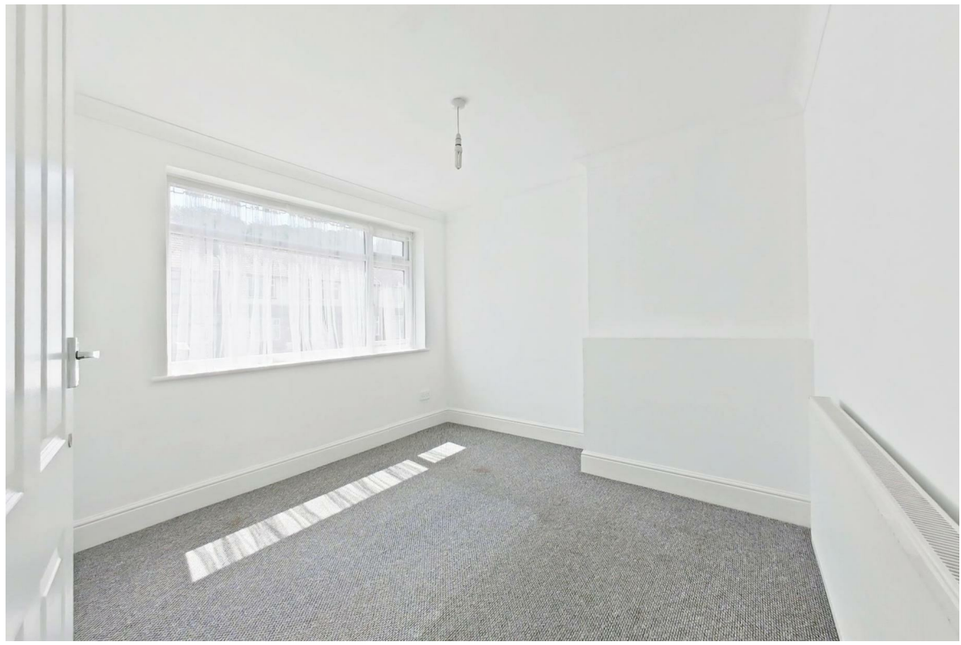
Conveniently located, the property is within easy reach of local shops, supermarkets and everyday amenities, with Nuxley Village, Belvedere and Erith town centres all nearby. Excellent transport links are available from Belvedere and Erith stations, providing regular services into London Bridge, Cannon Street, Charing Cross and Abbey Wood for the Elizabeth Line, while the A2016, A206 and M25 are easily accessible for those travelling by car.

Families will appreciate the choice of well-regarded schools in the area, including Belmont Academy, Lessness Heath Primary School, St Augustine of Canterbury CofE Primary School and Trinity Church of England School.

Combining spacious accommodation, a convenient location and excellent transport connections, this attractive home presents a fantastic opportunity for buyers seeking a property in good condition within a well-established residential neighbourhood.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

ELSTREE GARDENS

BELVEDERE DA17 5DR

- Chain Free
- 3 Bedroom Terrace House
- Recently Decorated
- Driveway
- 0.8 Mile To Abbey Wood Station
- EPC - 67D
- Council Tax Band C
- Great Family Home Or Investment