



HUNTERS  
FOR SALE

ALBANY ROAD

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

10 Albany Road, Upper Belvedere, DA17 5NH

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Guide Price £440,000-£460,000

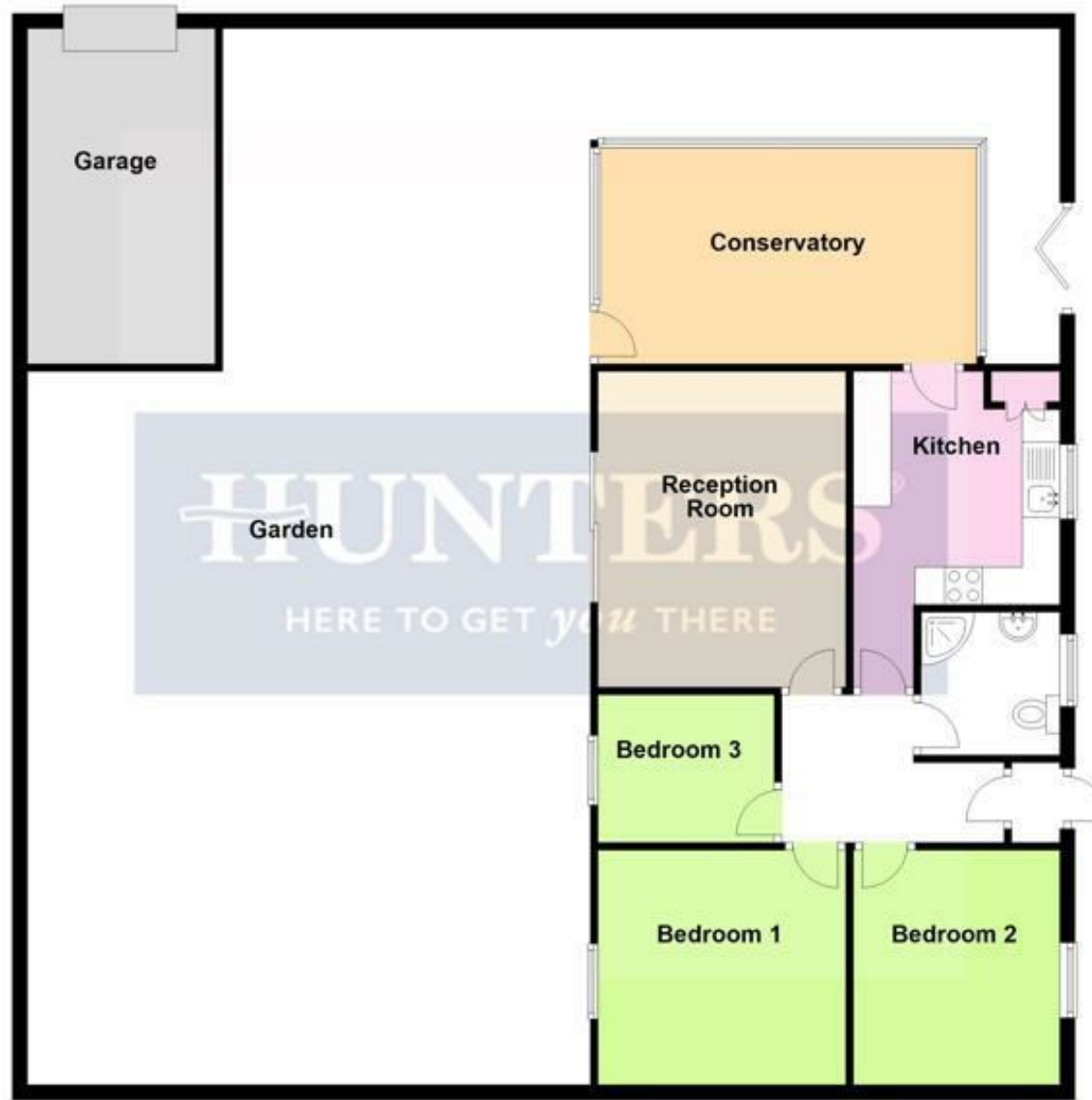
Set on a highly desirable corner plot and offered with no onward chain, this beautifully presented three bed semi-detached bungalow combines modern comfort with everyday convenience. Recently refurbished to an exceptional standard, the property boasts a brand-new kitchen and a stylish shower room as part of an extensive renovation programme. Further peace of mind comes from a full re-wire completed in 2023, ensuring both safety and energy efficiency.

The accommodation includes three bedrooms, a new modern kitchen, and a thoughtfully designed shower room, all finished to an impressive standard. The lounge opens onto a bright conservatory, creating a welcoming space filled with natural light, while patio doors lead out to the low-maintenance rear garden, complete with handy side access. A detached garage at the rear of the property further enhances its practicality, and is further complimented by a walled front garden.

For added convenience, a pull-down ladder provides access to the loft, which is fitted with lighting and offers excellent storage potential. The location is equally appealing, with a wide range of local amenities close by, including Sainsbury's Local, Co-op, hairdressers, chemists, doctors' surgeries, and a library. Outdoor spaces such as Belvedere Recreation Ground and the much-loved Belvedere Beach Playground are also within easy reach.

Commuters will benefit from excellent transport connections, with regular bus services to Abbey Wood Station, offering Southeastern, Thameslink, and Elizabeth Line services, alongside direct routes to Woolwich, Greenwich, Thamesmead, and Bexleyheath. Families will also appreciate the choice of well-regarded local schools, including Lessness Heath Primary, Bedonwell Nursery, Infant and Junior Schools, and Belmont Primary School.

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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>		62	
(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 PORCH**

**ENTRANCE HALL**

**LOUNGE**

13'9 x 10'10

**CONSERVATORY**

16'6 x 9'5

**KITCHEN**

13'9 x 8'11

**BEDROOM ONE**

10'10 x 9'11

**BEDROOM TWO**

9'11 x 9

**BEDROOM THREE**

7'8 x 6'8

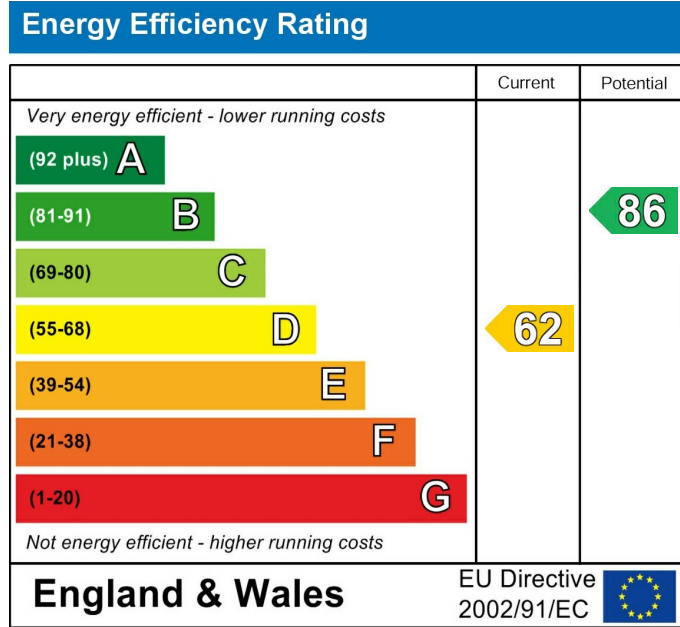
**SHOWER ROOM**

**GARDEN**

47'2 x 46'0

**GARAGE**

14'7 x 8'3



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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