

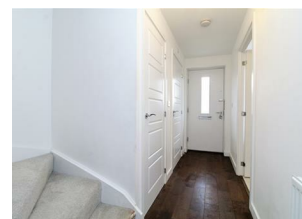
GROUND FLOOR  
APPROX. FLOOR  
AREA 399 SQ.FT.  
(37.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 796 SQ.FT. (74.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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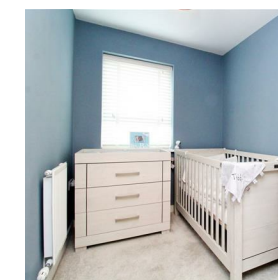
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		93	94
(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			
England & Wales		EU Directive 2002/91/EC	



MORRIS DRIVE

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Estate Agents

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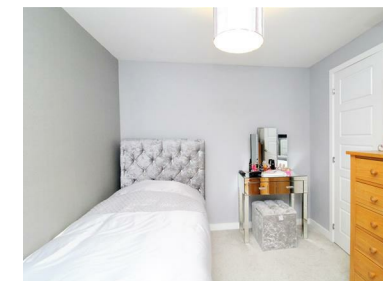
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

**Anthony Martin**  
Estate Agents



**\*\* OFFERS IN EXCESS OF £350,000 \*\***

Beautiful terrace family home set in a sort after development in Belvedere.

On entrance to the property there is a composite front door, engineered oak wood flooring, carpeted stairs to the first floor, a large storage cupboard and wall mounted radiator.

The ground floor WC consists of low-level WC, hand wash basin, extractor, ceiling spotlight, wall mounted radiator, and engineered oak wood flooring.

The kitchen is bright and airy with a range of cream gloss wall and base units and cream porcelain floor tiles. The work surface is grey wood effect laminate, with stainless steel sink and mixer. Integral appliances include washing machine, dishwasher and fridge / freezer. There is a stainless steel gas hob, electric oven and pull out extractor. The boiler is housed in the corner wall unit. There is a large double glazed window to the front and the room even has space for a small table and chairs or breakfast bar.

Onto the lounge, which also has the engineered oak wood flooring, has double glazed windows and patio doors all across the back of the property with 2 skylight windows in the dining area making the room very light. There is another large storage cupboard and 3 wall mounted radiators. This room is a very good size and with its open-plan feel, is the perfect place for entertaining!

On the first floor is the family bathroom with double glazed frosted window to front, panelled bath with shower attachment, low level WC, and hand wash basin. The walls are part tiled with mocha colour tiles which match the tiled flooring. There is also an extractor.

The master bedroom has cream carpet with double glazed windows to rear, wall mounted radiator and access to the ensuite. This consists of shower cubicle, low level WC, extractor, hand wash basin and unit.

The other 2 bedrooms both have fitted cream carpet, wall mounted radiators and double glazed windows.

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## MORRIS DRIVE

BELVEDERE

- Terrace House
- Large Lounge
- Fitted Kitchen
- Downstairs WC
- 3 Bedrooms
- Ensuite to Master
- Upstairs Bathroom
- Rear Garden
- Allocated Parking
- Solar Panels

