

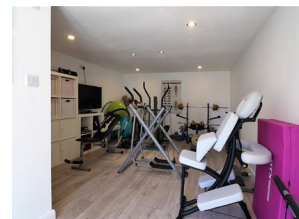
GROUND FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 534 SQ.FT.
(49.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 904 SQ.FT. (84.0 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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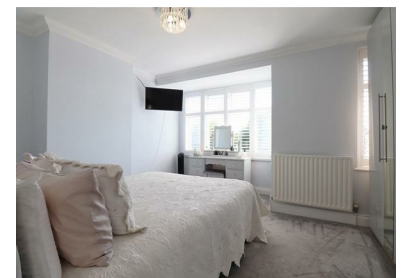
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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OSBORNE ROAD
BELVEDERE DA17 5NR

Guide Price £350,000



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The UK's number one property website

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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



With its exceptional design and sublime finish this is sure to appeal to those who like the finer things in life. The current owner has undergone a full refurbishment programme leaving no stone unturned along the way, making this house into arguably one of the finest around.

From newly laid flooring to luxury fittings, you name it, it's been done.

What compliments this house even further is it's immediate location.

The heart of the home here has to be the outside space. It's chic design accompanied by the large outbuilding will certainly make you the envy of all your friends and family. The sort of outside space that would make a lockdown a pleasure to be in, basking away in the sun while enjoying the surroundings.

On the ground floor there are two reception rooms and a kitchen. Again, all of a high spec design.

The master bedroom is simply stunning and the second bedroom is to the rear and is currently used as a large dressing room. The bathroom is on the first floor in addition to an outside WC, handy for when visitors are over in those summer months.

Parking is plentiful on the roads and the driveway has space for one car.

There is no chain ahead and viewings are available immediately.

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

37 OSBORNE ROAD

BELVEDERE DA17 5NR

- TWO BEDROOM SEMI DETACHED
- LUXURIOUS FINISH
- IDEAL FIRST TIME PURCHASE
- TWO RECEPTION ROOMS
- LARGE GAMES ROOM TO REAR
- PARKING TO THE FRONT
- STUNNING REAR GARDEN
- EPC - D 57
- 904 SQ FT

