



Ground Floor  
Approx. Floor Area 393 Sq.Ft. (36.5 Sq.M.)

1st Floor  
Approx. Floor Area 277 Sq.Ft. (25.7 Sq.M.)

Total Approx. Floor Area 670 Sq.Ft. (62.2 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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**Guide Price  
£350,000**

## Tunstock Way Belvedere

Immaculate does not even come close to describing this home.

Offered to the market in exceptional condition from start to finish is this two bedroom terraced house. Each area has been carefully designed with a pure touch of class added in.

On the ground floor is an open lounge area, perfect for all the family to enjoy together. This room leads directly to the kitchen which is beautifully designed and has ample storage available.

To the rear is a stunning conservatory which keeps the warmth in within those cold winters months and 'pilkington' activ blue solar self cleaning glass conservatory to add charm on a summers day.

Both of the bedrooms have fitted wardrobes in and both are of a fine size. The master bedroom offers a walk in wardrobe. The bathroom is upstairs and is arguably one of the best you'll feast your eyes on with its chic yet contemporary design.

Outside is a South facing rear garden, perfect for sun worshippers and plentiful for a young one to run around in, with artificial grass and a composite decking area to the rear. The ideal area for those who like to be able to dine al fresco in a modern environment. The front has a new driveway which can fit in or around 3 to cars on it.

What's especially great about this property is its immediate location. Within a few years the eagerly awaited Cross Rail will be in the nearby Abbey Wood making travelling to London quicker and more reliable. This is in addition to the two nearest train stations, that of Belvedere and Abbey Wood.

Another feature to note are a few of the windows are not double glazed, but have triple glazing for an extra sound barrier and were fitted by Britelite Windows and the silky smooth carpet in a few of the rooms will keep your toes nice and cosy. Also within the past year or so, a new boiler has been installed.

This would suit a first time buyer looking for that something extra special or a buy to let investor looking to reap awards before Cross Rail is officially in place.



- STUNNING TWO BEDROOM HOUSE
- QUIET CUL DE SAC
- SOUTH FACING REAR GARDEN
- DOUBLE GLAZED CONSERVATORY TO THE REAR
- ARTIFICIAL GRASS AND COMPOSITE DECKING
- 670 SQ FT
- EPC: C 72
- CLOSE TO ABBEY WOOD/BELVEDERE TRAN STATION
- NEW DRIVEWAY TO THE FRONT FOR 3/4 CARS
- PARTLY TRIPLE GLAZED/NEW BOILER

