

TOTAL FLOOR AREA: 1205 sq ft (111.9 sq.m.) approx.
We warrant that the floor area is measured in accordance with the Royal Institution of Chartered Surveyors (RICS) 'Surveying in New Builds' and we also have an approved RICS valuer responsible for any area, dimensions or measurements. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The location, position and appearance shown here are not guaranteed and are for guidance only. See www.anthonymartin.co.uk for more information.



IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

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Guide Price
£425,000

Upper Park Road

Upper Belvedere

**** PRICE RANGE £425,000 - £450,000 ****

Every now and then a little gem pops up on the market and offers you what you think may not be possible to find, this property certainly offers something different to others in the area and offers you the best of both worlds, with its large amount of outdoor space to offer this property really does give you the impression that you are living in the middle of the countryside with nothing but the sound of singing birds, but yet within walking distance you have local shops, schools, woodland and of course transport which also includes Belvedere Train Station which is one stop away from Abbey Wood Train Station and the soon to be Cross Rail making this a great all rounder property.

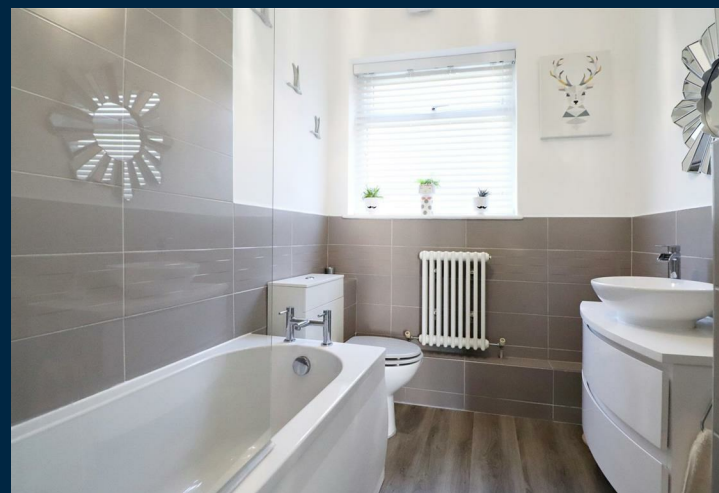
The accommodation on offer comprises of a spacious entrance hall which then also gives access to a large storage area, from the hall you can then access the good size kitchen/breakfast room which is to the front of the property, once you have entered the property I'm sure you will agree, the property gives a great homely feel and offers plenty of space with the added addition of extra high ceilings!

Also to the front of the home you will find the modern bathroom and second double bedroom, to the rear of the property the master bedroom over looks the rear garden as well as the spacious lounge which then also leads in to the stunning conservatory, this is a great place to relax after a busy day!

Externally the outdoor space I'm sure will impress, as to the front there is off road parking for two good size cars as well as a double garage, the front garden is bigger than most peoples rear gardens and is a lovely way to unwind before getting to your new home.

To the rear of the home the garden is very impressive and set over a few levels giving you the chance to make them all different, there's a lovely patio area giving you the perfect sunny spot to enjoy a gin or two on a summers day!

This property needs to be viewed to be fully appreciated!



- **Great location**
- **Large amount of outdoor space**
- **Spacious semi detached bungalow**
- **Two double bedrooms**
- **Well presented throughout**
- **Double garage**
- **Walking distance to Belvedere Train Station**
- **Call Anthony Martin to view**
- **Floor Area: 1205 sq ft**
- **EPC Rating: tbc**

