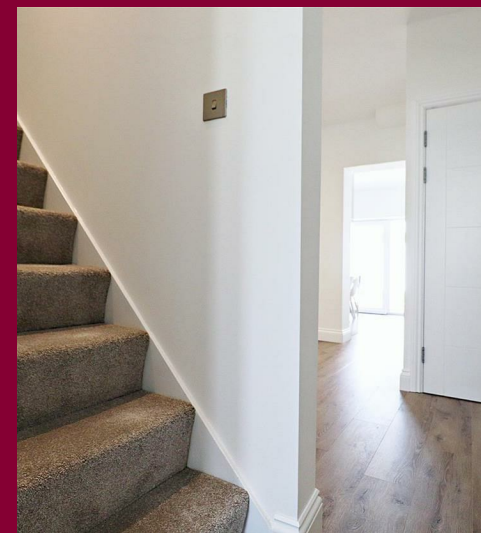




TOTAL FLOOR AREA: 847 sq.ft. (78.6 sq.m.) approx.
These measurements are for information only and do not constitute any part of an offer or contract. All dimensions are approximate and should be checked by the prospective buyer. The services, systems and appliances shown have not been tested and no warranty is given. © Anthony Martin 2023



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.

9 Midfield Parade, Mayplace Road East
 Bexleyheath
 DA7 6NB

01322 557457
 barnehurst@anthonymartin.co.uk
 anthonymartin.co.uk

Guide Price
£375,000

Nuxley Road Belvedere

***** Guide Price £375,000 - £400,000 *****

ABSOLUTELY STUNNING mid terraced Victorian house situated within Nuxley Village, Belvedere.

This modern family home is super energy efficient with brand new triple glazing with acoustic glazing (excluding the rear patio doors and side downstairs window) fully insulated walls, ground floor and loft and underfloor heating which wirelessly works from the brand new combi boiler - NO EXPENSIVE ELECTRIC!

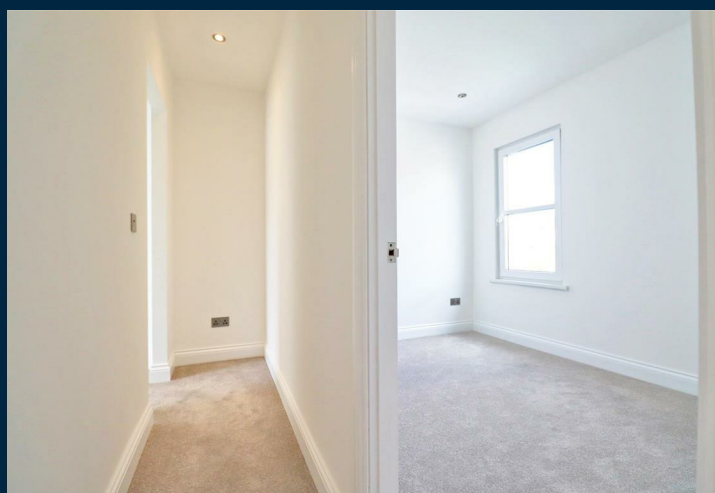
The brand new kitchen offers newly fitted integral appliances with large patio doors opening up to the beautiful landscaped rear garden - which also benefits from having rear gated access.

There is a brand new upstairs bathroom with an additional ground floor WC added, as well as freshly plastered and painted walls, spotlight ceilings, newly fitted carpets and hardwood floorings.

Location is everything, as this home has numerous shops, restaurants, sandwich bars, hairdressers and parks minutes walk away plus direct buses to both Abbey Wood (Cross Rail) and Belvedere Station.

There is choice of local primary and secondary schools within the catchment area

**** Call our Barnehurst Sales Team on 01322 557457 to book a viewing ****



- **Fully Refurbished Mid Terrace House**
- **Brand New Triple Glazing with Acoustic Glazing**
- **Underfloor Heating with Wireless Control**
- **Fully Insulated to all Walls, Ground Floor and Loft**
- **Brand New Kitchen With Appliances**
- **Beautifully Landscaped Rear Garden**
- **Brand New Upstairs Bathroom and Additional Ground Floor WC**
- **Finished to a High Standard**
- **Brand New Combi Boiler**
- **NO ONWARD CHAIN**

