



Upper Sheridan Road, Belvedere, DA17 5AP  
Asking price £350,000

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The Homes Group are delighted to present to the market this Victorian style family home which is offered with no chain. The property is situated in a quiet residential road located within a 10 - 15 minute walk of Belvedere station, local shops and superstore plus numerous nurseries, Belvedere Primary school and Trinity Secondary School.

The living room runs from the front to the back of the property and has a sitting and dining area, from the living room is the hallway which has stairs to the first floor bedrooms and stairs to down to the kitchen and bathroom. from the hallway there are many storage cupboards and a storage cellar. The kitchen has space for most appliances and a door through to the large family bathroom. The garden is accessed through the kitchen too. Up stairs there are three double bedrooms plus the landing with access to the loft.

### Living/Dining Room

27'7" x 14'2" narrowing to 9' (8.41m x 4.32m narrowing to 2.74m )



### Hallway

### Kitchen

12'10" x 8'9" (3.91m x 2.67m)

### Ground Floor Bathroom

11'4" x 6' (3.45m x 1.83m)

### Landing

13'2" x 4'9" (4.01m x 1.45m)

### Bedroom One

14'4" x 12'4" (4.37m x 3.76m)

### Bedroom Two

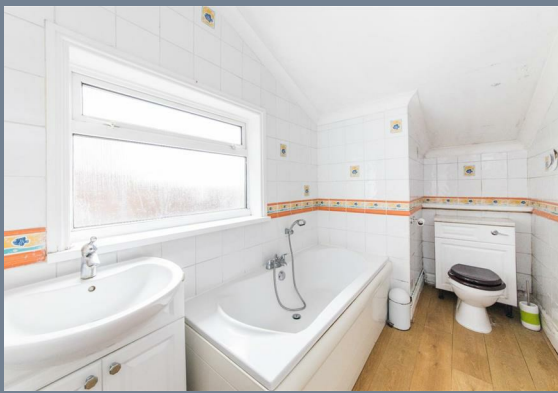
12'9" x 9' (3.89m x 2.74m)

### Bedroom Three

9' x 8'9" (2.74m x 2.67m)

### Rear Garden

30' (9.14m)





**Ground Floor**  
Approx. 50.8 sq. metres (546.3 sq. feet)



**First Floor**  
Approx. 40.0 sq. metres (430.8 sq. feet)



Total area: approx. 90.8 sq. metres (977.0 sq. feet)



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Viewing**

Please contact our The Homes Group Office on 01322 532 889 if you wish to arrange a viewing appointment for this property or require further information.

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