



Albany Road, Upper Belvedere, DA17 5NH  
Asking price £375,000 Freehold

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Situated on a Cul-de-sac is this well presented two-bedroom Victorian terraced house. Located within walking distance of Nuxley Village where you will find several shops, pubs, restaurants, parks and a library. At the end of the village is the 469 bus route which is one stop away from the Elizabeth Line, giving you access into London within 20 minutes.

The property has some original features along with a modern twist. Both the kitchen and bathroom are finished to a high standard with granite work tops and a larger than normal bathtub for those who like a relaxing soak. The lounge and dining room are separate, giving a peaceful living space at the front of the house and a spacious room at the back for entertaining.

On the first floor you will find two good sized bedrooms both with original feature fireplaces and fitted wardrobes.

Outside is a paved south facing garden.

Other benefits include double glazing, gas central heating, close proximity to local schools, direct bus routes into Bexleyheath and The O2, Greenwich.



#### Entrance Hallway

10'10 x 2'9 (3.30m x 0.84m)

#### Living Room

12'4 x 10'10 (3.76m x 3.30m)

#### Dining Room

14'1 x 9'10 (4.29m x 3.00m)

#### Kitchen

10' x 9'8 (3.05m x 2.95m)

#### Bathroom

9'6 x 5'8 (2.90m x 1.73m)

#### Landing

2'8 x 2'7 (0.81m x 0.79m)

#### Master Bedroom

12'1 x 10'2 (3.68m x 3.10m)

#### Bedroom Two

14'2 x 9'10 (4.32m x 3.00m)

#### Garden

36' from widest point x 15'5 (10.97m from widest point x 4.70m)

Tenure - Freehold

Council Tax - Band C





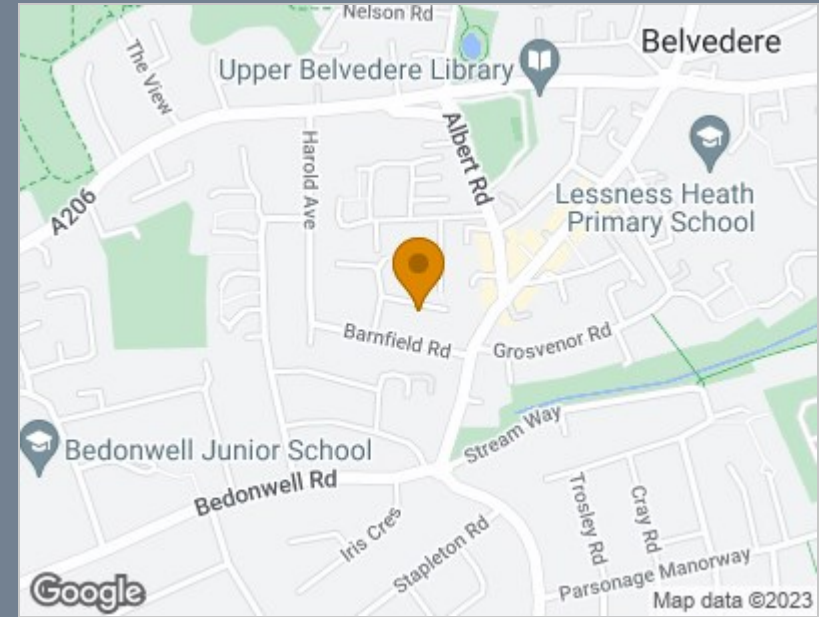
**Ground Floor**  
Approx. 43.6 sq. metres (468.9 sq. feet)



**First Floor**  
Approx. 29.9 sq. metres (321.4 sq. feet)



Total area: approx. 73.4 sq. metres (790.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact The Homes Group Office on 0208 092 0555 if you wish to arrange a viewing appointment for this property or require further information.

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