



# Streamway

bexle  
Upper Belvedere, DA17 6ND

This spacious three bedroom end off terrace house offered to the market with no onwards chain and located close to Nuxley Village where you'll enjoy the convenience of a variety of shops, cafes, pubs, restaurants and local amenities.

## Main Features

- 3 bed end of terrace house
- Chain Free
- Close to Nuxley Village
- 70' south facing rear garden
- 2.5 miles from both Abbeywood and Belvedere stations
- Green spaces of Lesnes Abbey and Bostall Woods

## FULL DESCRIPTION

This spacious three bedroom end off terrace house offered to the market with no onwards chain and located close to Nuxley Village where you'll enjoy the convenience of a variety of shops, cafes, pubs, restaurants and local amenities.

Explore a little further and you'll find Lesnes Abbey, with its historic monastic ruins and formal gardens, and Bostall Woods with its protected bluebell fields and ancient trees.

The property is also located approximately 0.88 miles from Belvedere and 2.5 miles from Abbeywood train stations and the new Elizabeth Line offering links to central London and Heathrow. Bus services to the stations and Bexleyheath town centre are within short walking distance.

Internally, the ground floor briefly comprises entrance porch, large front reception room, tiled shower room, and a well appointed kitchen with ample fitted units. The first floor comprises three well proportioned bedrooms.

Externally, there is large front garden, and a rear garden approximately 70ft south facing with brick store.

## Entrance hall

## Lounge/diner

17' 1" x 14' 11" (5.21m x 4.55m)

## Kitchen

12' 8" x 8' 10" (3.86m x 2.69m)

## Downstairs shower room

## First floor landing

## Bedroom one

11' 11" x 11' 9" (3.63m x 3.58m)

## Bedroom two

11' 2" x 9' 11" (3.4m x 3.02m)

## Bedroom three

8' 1" x 7' 10" (2.46m x 2.39m)

## Outside

Rear garden approximately 70' x 23' (21.34m x 7.01m)

## Additional information

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Council Tax: Band D - £2,038 per annum.

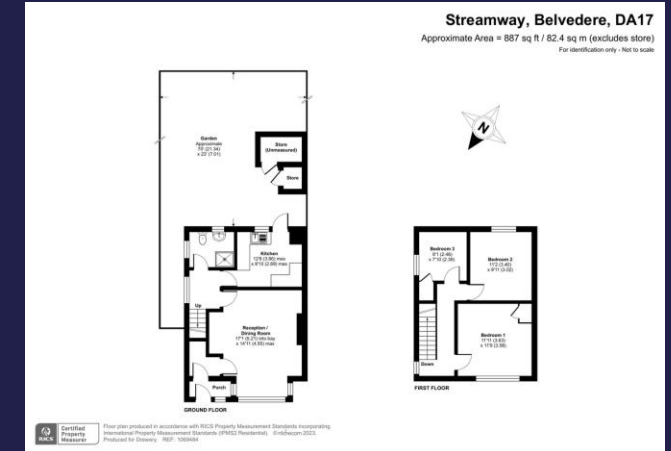
EER Rating: 62

Local authority: Bexley London Borough Council

## Directions

From our Sidcup office turn right into Station Road and at the traffic lights turn right into Hurst Road. At the roundabout turn left into Penhill Road and continue all the way to the top. At the roundabout proceed straight across into Danson Road and again continue all the way to the top. At the traffic lights turn right into Crook Log and first left into Brampton Road. Proceed all the way to the end and cross over the mini roundabout and at the next roundabout turn right into King Harold's Way. Continue on and this becomes Bedonwell Road. At the roundabout take the second exit into Streamway  
Closest Stations: Belvedere (0.88 mi) Barnehurst (1.16 mi) Erith (1.27 mi)  
Closest Schools: Lessness Heath Primary School (0.31 mi) Belmont Primary School (0.45 mi) Trinity CofE School (0.84 mi)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



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