



**Hadley Road, Belvedere**  
**£650,000 Freehold**



CHAIN FREE SALE Parris Residential are delighted to offer this amazing five-bedroom semi-detached bungalow situated in a cul-de-sac and located within easy reach of both Abbey Wood Crossrail & Belvedere train stations. The property has been extensively extended with a large ground-floor rear extension and a first-floor loft conversion, comprising a large master bedroom with an en-suite bathroom, as well as a fifth bedroom. The property has been renovated in recent years and benefits from a lovely open-plan living room & kitchen breakfast room. There is a wide spiral staircase leading up to the first floor. The rear garden is a picture and features a large decked area and a long grassy lawn. There is off-street parking to the front for two vehicles and easy on-street parking outside. Your inspection is highly recommended.

Freehold | Council Tax Band D | EPC to be confirmed



GROUND FLOOR  
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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#### Energy Efficiency Rating

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

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

**Entrance hall 12'3 x 2'10 (3.73m x 0.86m)**

**Living room 28'8 x 14'6 narrowing to 11'1 (8.74m x 4.42m narrowing to 3.38m)**

**kitchen breakfast room 14'9 x 12'0 (4.50m x 3.66m)**

**utility area 27'8 x 4'6 (8.43m x 1.37m)**

**Master bedroom ( first floor ) 18'6 max x 14'7 max (5.64m max x 4.45m max)**

**en-suite bathroom ( first floor ) 10'7 x 7'6 (3.23m x 2.29m)**

**bedroom two 13'5 x 11'4 (4.09m x 3.45m)**

**bedroom three 9'9 x 8'8 (2.97m x 2.64m)**

**bedroom four 9'10 x 8'6 (3.00m x 2.59m)**

**bedroom five ( first floor ) 9'2 x 4'8 (2.79m x 1.42m)**

**ground floor shower room & W.C. 8'6 x 5'6 (2.59m x 1.68m)**

**rear garden 98' approx (29.87m approx)**

**off street parking for two vehicles**

