



HUNTERS
FOR SALE

ALBANY ROAD

HUNTERS[®]
HERE TO GET *you* THERE

10 Albany Road, Upper Belvedere, DA17 5NH

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Guide Price £465,000

Guide Price £450,000-£475,000. Set in a highly desirable corner plot with no onward chain, this delightful semi-detached bungalow offers a perfect blend of modern living and everyday convenience. The property has been thoroughly refurbished including—but not limited to—a brand-new kitchen and a stylish new shower room, both completed as part of an extensive renovation. Additionally, the property was fully re-wired in 2023, ensuring peace of mind and energy efficiency for years to come.

The home features three bedrooms, a modern kitchen, and a well-appointed shower room, all presented to an excellent standard. A bright, airy conservatory adds a touch of charm, while patio doors from the lounge lead directly to the low-maintenance rear garden, complete with convenient side access. A detached garage to the rear further enhances the practicality of the property.

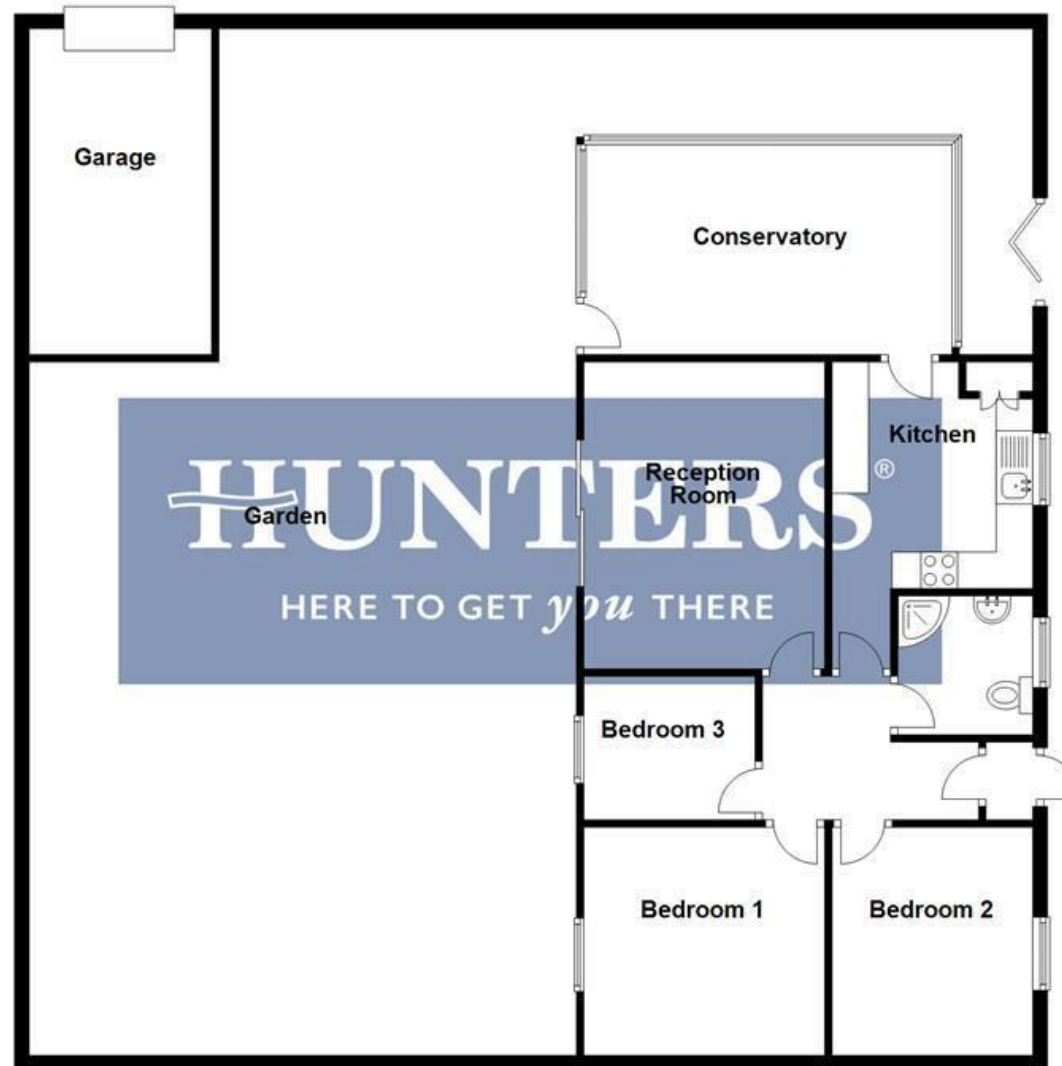
A pull-down ladder provides easy access to the loft, which is fully equipped with lighting and offers valuable storage space. Ideally located, the property enjoys proximity to an array of local amenities, including Sainsbury's Local, Co-op, hairdressers, chemists, doctors' surgeries, and a library. Nature lovers will appreciate the nearby Belvedere Recreation Ground and the popular Belvedere Beach Playground.

The property benefits from excellent transport links, with frequent bus services to Abbey Wood Station—providing Southeastern, Thameslink, and Elizabeth Line connections—as well as direct routes to Woolwich, Greenwich, Thamesmead, and Bexleyheath. The area is also home to well-regarded schools, including Lessness Heath Primary, Bedonwell Nursery, Infant and Junior Schools, and Belmont Primary School.

With its extensive refurbishment, sought-after location, and excellent transport connections, this charming bungalow presents an exceptional opportunity for those seeking a stylish, move-in-ready home in a well-connected setting.

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Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

13'9 x 10'10

CONSERVATORY

16'6 x 9'5

KITCHEN

13'9 x 8'11

BEDROOM ONE

10'10 x 9'11

BEDROOM TWO

9'11 x 9

BEDROOM THREE

7'8 x 6'8

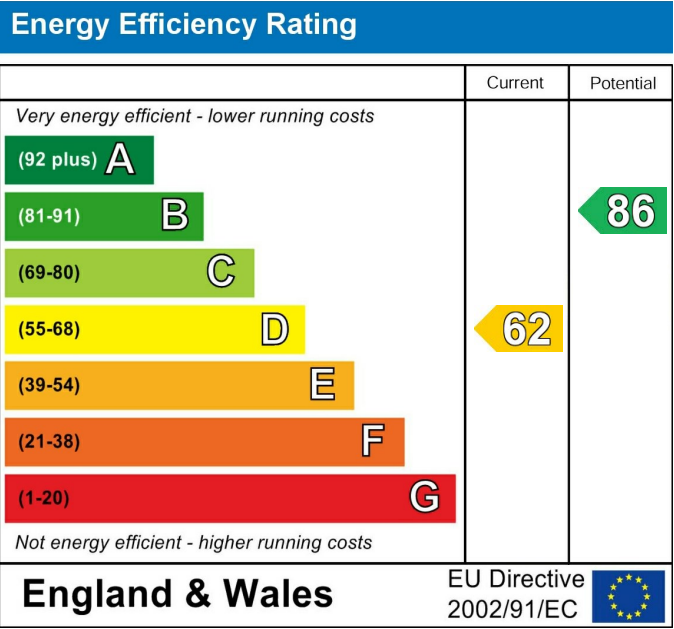
SHOWER ROOM

GARDEN

47'2 x 46'0

GARAGE

14'7 x 8'3



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









