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38 Milton Road, Belvedere, DA17 5BA

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Guide Price £500,000-£525,000

A well-presented and thoughtfully extended three/four-bedroom end-terrace family home, occupying a generous plot that widens towards the front and narrows to the rear. Offering spacious and versatile accommodation throughout, the property is ideally positioned within easy reach of highly regarded schools, local amenities, and excellent transport links.

The accommodation comprises a lounge/diner, a spacious kitchen/diner ideal for family living and entertaining, a modern wet room, and a further reception room which offers flexibility as a fourth bedroom, home office or playroom. In addition, the property benefits from a useful utility area.

To the first floor are three bedrooms and the family bathroom.

Externally, the property benefits from ample off-street parking, a garage/workshop providing excellent storage or workspace potential, and attractive front and rear gardens. The delightful rear garden provides a pleasant space for outdoor dining, entertaining and family enjoyment.

Families will appreciate the excellent selection of local schools nearby, including Lessness Heath Primary School, St Augustine's Primary School and Belvedere Infant and Junior Schools.

The property is conveniently located close to Nuxley Village, which offers a wide range of local amenities including Sainsbury's Local, Co-op, doctors' surgeries, chemists, hairdressers, cafés and a library. Popular outdoor spaces such as Belvedere Recreation Ground and the well-loved Belvedere Beach Playground are also within easy reach.

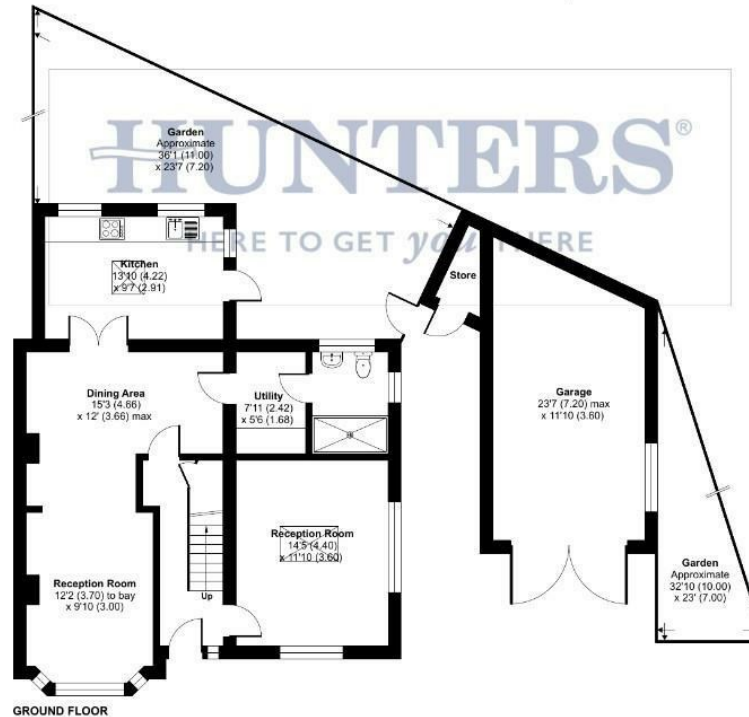
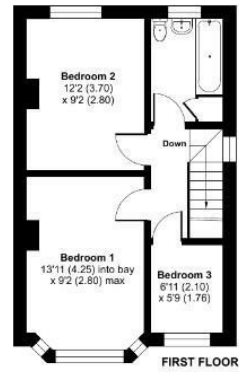
For commuters, Belvedere Station is approximately 0.5 miles away, providing Southeastern services into London and easy access to Abbey Wood Station, where the Elizabeth Line offers fast and convenient connections across the capital. There are also excellent local bus services nearby with routes to Bexleyheath, Erith, Thamesmead, Woolwich and Abbey Wood.

Early viewing is highly recommended to appreciate the size, versatility and convenient location of this family home.

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# Milton Road, Belvedere, DA17

Approximate Area = 1196 sq ft / 111.1 sq m  
 Garage = 246 sq ft / 22.8 sq m  
 Outbuilding = 15 sq ft / 1.3 sq m  
 Total = 1457 sq ft / 135.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1472404

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		69	77
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**ENTRANCE HALL**

**RECEPTION ROOM**

12'2 x 9'10

**DINING AREA**

15'3 x 12

**KITCHEN**

13'10 x 9'7

**UTILITY**

7'11 x 5'6

**SHOWER ROOM**

**RECEPTION ROOM/BEDROOM FOUR**

14'5 x 11'10

**FIRST FLOOR LANDING**

**BEDROOM ONE**

13'11 (measured into bay) x 9'2

**BEDROOM TWO**

12'2 x 9'2

**BEDROOM THREE**

6'11 x 5'9

**BATHROOM**

**GARAGE**

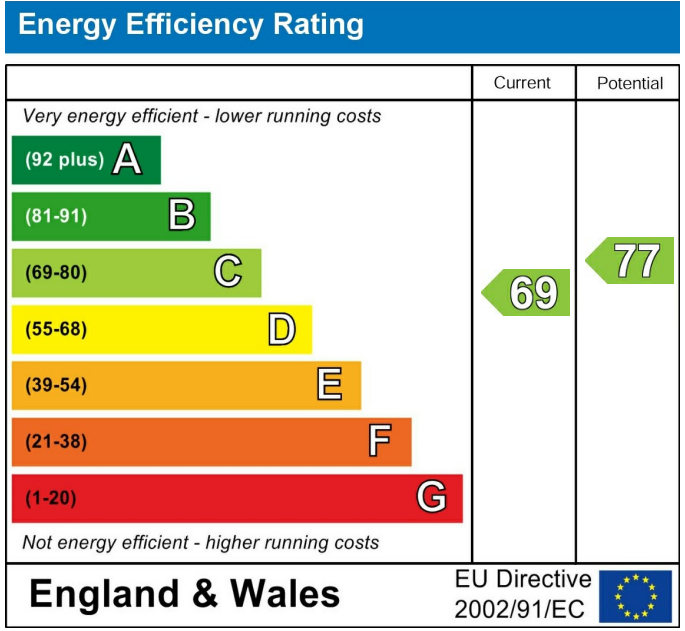
23'7 x 11'10

**FRONT GARDEN**

**REAR GARDEN**

36'1 x 23'7

**OFF ROAD PARKING**



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.









