



AUDLEY VILLA

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40 Harold Avenue, Belvedere, Kent, DA17 5NL

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Guide Price £400,000-£425,000

Situated on the popular Harold Avenue in Belvedere, is this delightfully presented end of terrace house which offers a perfect blend of character and modern living. With entrance hall, lounge, dining room, fitted kitchen, two double bedrooms and first floor bathroom and the additional bonus of a usable loft space and ground floor cloakroom/w.c, this property is ideal for families, couples, or individuals seeking a comfortable home.

The location is particularly advantageous for families, with reputable primary schools such as Bedonwell and Lessness Heath nearby, ensuring a quality education for young children. For those commuting, Belvedere Station is a mere 1.1 miles away, providing convenient access to central London and beyond. Abbey Wood, located just 1.7 miles from the property, further enhances travel options, especially with the Elizabeth Line.

Local amenities are easily accessible, with bus routes on Woolwich Road offering connections to Bexleyheath, Woolwich, and Trinity Senior School. The 469 bus route provides direct access to Queen Elizabeth Hospital, making it a practical choice for healthcare professionals or those who require frequent visits.

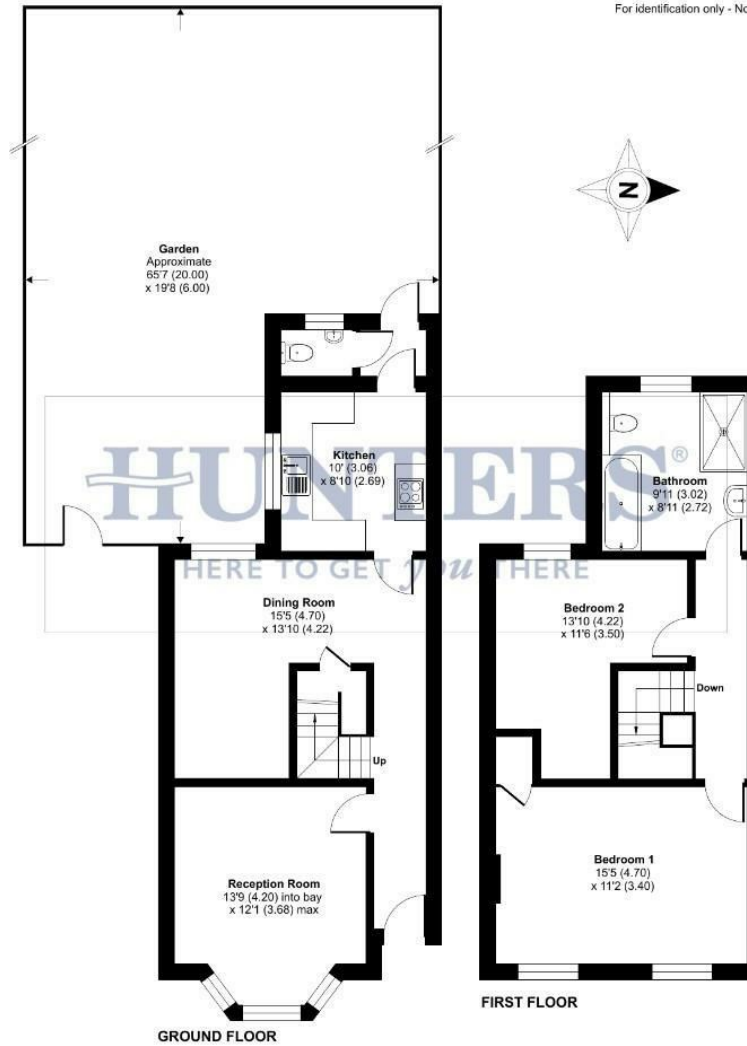
This house, with its historical charm and modern conveniences, presents an excellent opportunity for anyone looking to settle in a vibrant community. With its proximity to schools, transport links, and local services, it is a property that truly caters to the needs of contemporary living while retaining its unique character. Don't miss the chance to make this lovely house your new home.

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000
abbeywood@hunters.com | www.hunters.com

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Approximate Area = 1044 sq ft / 96.9 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: 1452205

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			
		58	85
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 HALL

LOUNGE

13'9 x 12'1

DINING ROOM

15'5 x 13'10

KITCHEN

10' x 8'10

GROUND FLOOR CLOAKROOM

LANDING

BEDROOM ONE

15'1 x 11'2

BEDROOM TWO

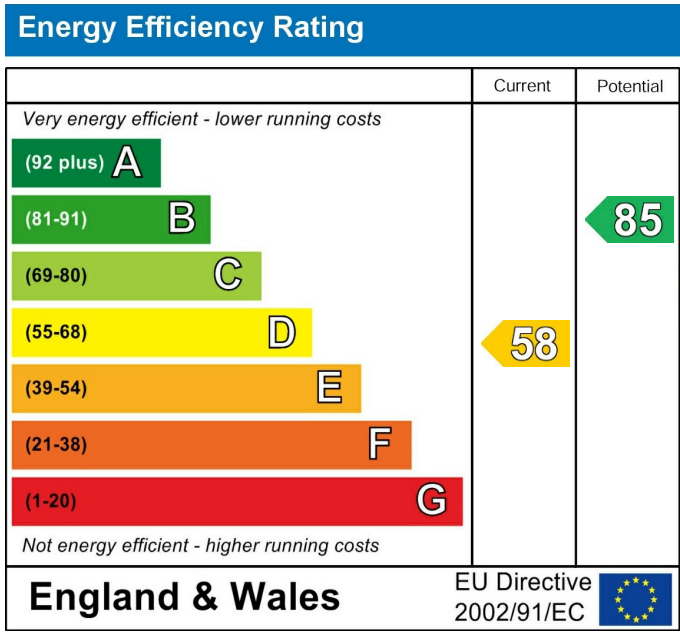
BATHROOM

9'11 x 8'11

LOFT SPACE

REAR GARDEN

65'7 ft x 19'8



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.









