



HUNTERS[®]
HERE TO GET *you* THERE

19 Walden Close, Upper Belvedere, DA17 5HD

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Offers Over £250,000

This spacious two-bedroom ground floor maisonette offers a fantastic opportunity for buyers seeking a property with no forward chain in a sought-after location. Boasting generous accommodation throughout, this home is ideal for those looking to put their own stamp on a property, as it does require some updating. The maisonette benefits from both front and rear gardens, perfect for outdoor relaxation and entertaining. Additionally, there is a garage en bloc, providing convenient and secure parking or extra storage.

Situated in a prime location, the property is close to excellent local schools, making it a great choice for families. Commuters will appreciate the excellent transport links, with bus services providing easy access to Abbey Wood Station, offering connections to The Elizabeth Line, as well as Erith, Woolwich Arsenal Station with DLR services, and nearby Bexleyheath.

The maisonette is also just a short distance from Nuxley Village, where you can enjoy a range of local amenities including shops, pubs, and cafes. For those who love the outdoors, the property is ideally located close to Belvedere Beach Playground, Belvedere Recreation Ground, and the picturesque Lesnes Abbey Woods, providing ample opportunities for leisure and recreation.

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

This floor plan shows a 3-bedroom house with a living room, kitchen, shower room, and two bedrooms. The layout includes a large living room, a kitchen with a sink and stove, a shower room with a bathtub, toilet, and sink, and two bedrooms. The house also features a central hallway and a front porch. The text 'HUNTERS' is overlaid on the plan, along with the tagline 'HERE TO GET you THERE'.

Living Room

Kitchen

Shower Room

Bedroom 1

Bedroom 2

HUNTERS

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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> 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 <i>Not energy efficient - higher running costs</i>	56	72	<i>Very environmentally friendly - lower CO₂ emissions</i> Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>	56	72
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

ENTRANCE HALL

LOUNGE

15'6 x 11'8

KITCHEN

9'3 x 8'3

BEDROOM ONE

14'2 x 9'4

BEDROOM TWO

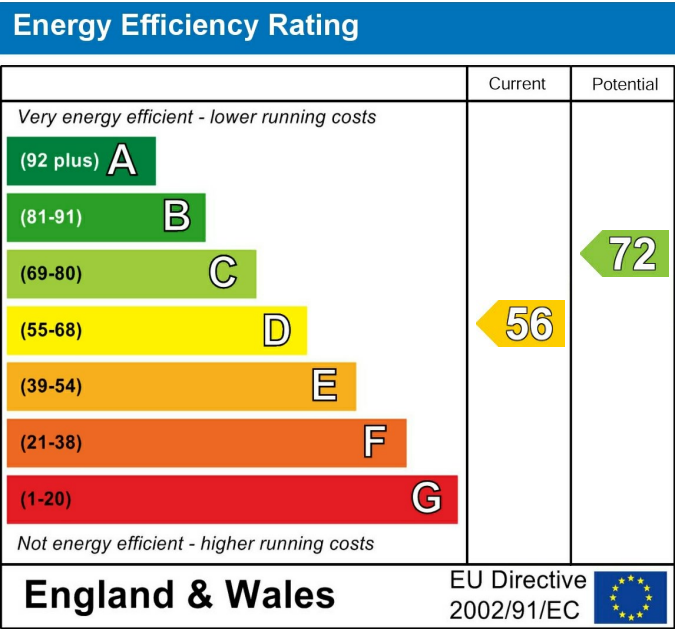
11'3 x 7'9

SHOWER ROOM

6'10 x 5'4

GARDEN

GARAGE EN BLOC



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.







