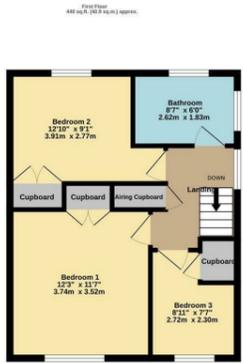


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs			
(1-20)	G		
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 910 sq.ft. (84.6 sq.m.) approx.  
Made with Memphis 12025



ELMBOURNE DRIVE  
BELVEDERE DA17 6JE  
Offers over £475,000



22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Chain Free

Tucked away in a quiet cul-de-sac on Elbourne Drive, Belvedere, this detached home offers both privacy and convenience in equal measure. Set back from the road, the property is ready to move in and provides a welcoming layout across two floors, making it an ideal choice for families or those looking to settle in a peaceful yet well-connected location.

On the ground floor, the home opens into a bright and spacious lounge which flows through to a separate dining room, offering a perfect space for both entertaining and everyday living. The kitchen is well-proportioned and functional, while the entrance hall includes a handy downstairs cloakroom. Upstairs, there are three bedrooms, with the main bedroom and second bedroom offering plenty of space, complemented by a family bathroom. Additional storage is available with multiple cupboards and an airing cupboard, ensuring practicality throughout. There is a generously sized, well kept garden to the rear that can also be conveniently accessed from the front of the property. The property also benefits from its own garage, providing secure parking or useful storage.

The location is a particular highlight. Belvedere offers a strong sense of community while still being within easy reach of local amenities. Nearby schools cater well for families, with a range of primary and secondary options close at hand. Shops, supermarkets, and leisure facilities are all easily accessible, ensuring day-to-day needs are met without difficulty. For commuters, the excellent transport links include Belvedere station, which is one stop from the Elizabeth line offering services into London, as well as good road connections to the A2, M25, and beyond.

This detached home on Elbourne Drive combines a peaceful cul-de-sac setting with convenience, space, and the potential to create a long-term family home. Enquire now to secure your slot in the open house.

**3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS**

## ELMBOURNE DRIVE

BELVEDERE DA17 6JE

- Chain Free
- 3 Bedroom Detached House
- Cul De Sac
- Downstairs WC
- Modern Shower Room
- Garage
- Close To Amenities
- Council Tax Band E
- EPC 67D
- Fantastic Family Home

