



CHARLES KNIGHT
ESTATE AGENTS



101 Heron Hill

Belvedere, DA17 5HJ

Guide price £400,000

Charles Knight Estate Agents are delighted to offer this well-presented three-bedroom semi-detached home, ideally positioned in an elevated location with far-reaching views. Set back from the road with a front garden, the property offers a sense of privacy and space, making it perfect for families, first-time buyers, or investors.

The ground floor features a through lounge, a bright bay-fronted lounge, and a kitchen with ample storage and worktop space. Upstairs boasts three well-proportioned bedrooms, a family bathroom, and a separate W/C. The rear garden includes a patio, mature borders, and a garage.

Located within walking distance of Abbey Wood (Elizabeth Line) and Belvedere stations, as well as a local primary school just two minutes away. Nearby are supermarkets, Nuxley Village, and the stunning ruins of Lesnes Abbey and surrounding woodlands. No onward chain. A fantastic home in a sought-after area.

IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than

Viewing

Please contact our Lewisham Office on 02088 524441 if you wish to arrange a viewing appointment for this property or require further information.



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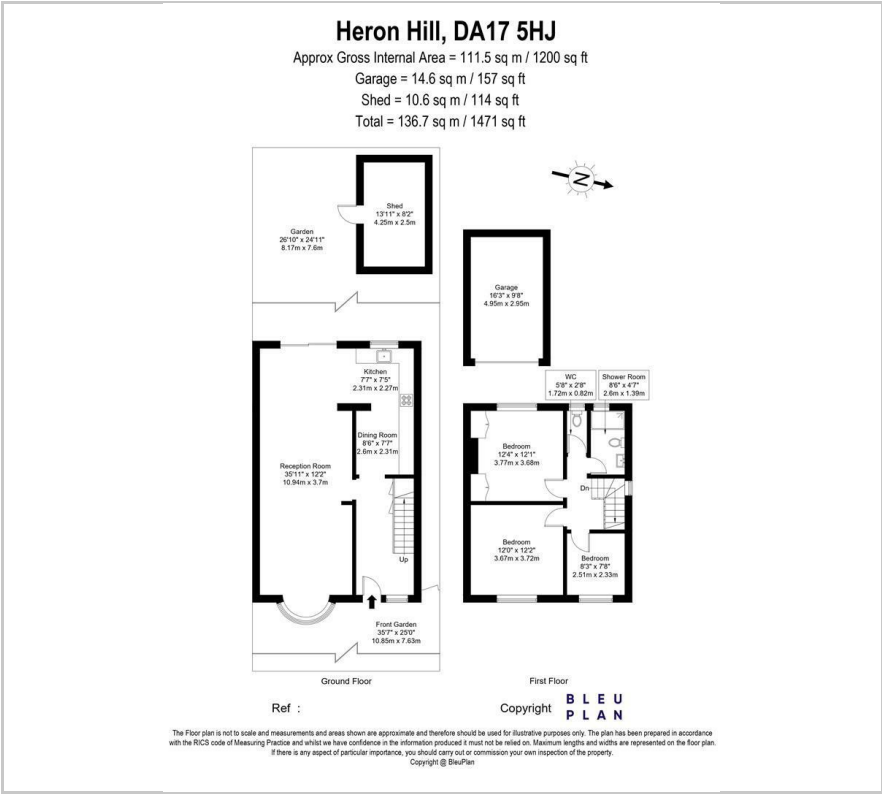


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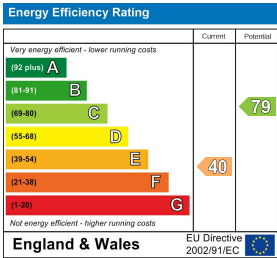
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.