



# Picardy Road, Belvedere

3 BEDROOM TERRACE      £1,300 PCM

Harpers & Co

Harpers & Co is delighted to present this 3 bedroom family home located between Upper & Lower Belvedere. Providing excellent transport links with local leading primary and secondary schools within walking distance this is the ideal property for working families.

This property boasts an open plan diner & lounge, separate kitchen, large garden, downstairs W/C, 3 bedrooms and a large family bathroom. This property also uniquely comprises off-road parking and also a garage with up and over door with space for one car.





# Picardy Road, Belvedere

**3 BEDROOM TERRACED | 0.5 MILES FROM STATION | 0.2 MILES FROM LOCAL PRIMARY SCHOOL | 0.5 MILES FROM LOCAL SECONDARY SCHOOL | GARDEN | DOWNSTAIRS W/C | OFF-ROAD PARKING | GARAGE | FAMILY BATHROOM WITH BATH & SHOWER | DOUBLE GLAZING**

## Entrance Hallway 11' 2" x 2' 7" (3.4m x 0.8m)

Fully carpeted throughout, two pendant lights to ceiling, two large storage cupboard with electricity card meter and gas meter.

## Ground floor W/C 2' 11" x 2' 7" (0.9m x 0.8m)

Low level WC with small UPVC window to front.

## Kitchen 11' 6" x 7' 10" (3.5m x 2.4m)

Vinyl floor covering, wall and floor mounted ash kitchen units with graphite grey marble style worktops, four ring gas hob, built in extractor fan, spotlights to ceiling, Protherm combi boiler (wall mounted, untested) Integrated blind to large UPVC double glazed window with front views, One stainless steel basin with right hand drainer with chrome mixer taps, one large Beko fridge freezer (untested)

## Lounge 17' 5" x 17' 5" (5.3m x 5.3m)

Fully carpeted throughout, skirting, pendant light, one radiator with TRV valve, curtain rail, one large UPVC window with attractive garden rear views, one door accessing garden, aerial point, multiple plug points throughout, electric fireplace feature with remote control.

## Bedroom 1 10' 6" x 11' 6" (3.2m x 3.5m)

Fully carpeted throughout, one radiator, one large UPVC window with front garden views, one storage cupboard, pendant light to ceiling, TV aerial connector, multiple plug points throughout.

## Bedroom 2 10' 6" x 12' 2" (3.2m x 3.7m)

Fully carpeted throughout, telephone point, skirting, TV aerial point, one radiator, storage cupboard, pendant light to ceiling, large UPVC window with rear garden views, curtain rails

## Bedroom 3 6' 7" x 10' 6" (2m x 3.2m)

Fully carpeted throughout, one radiator, one large storage cupboard, aerial point, large UPVC window with attractive rear garden views, pendant light to ceiling

## Bathroom 5' 11" x 11' 6" (1.8m x 3.5m)

Pine effect vinyl floor covering, large white bath separate shower attachment and chrome mixer taps, one low level WC, low level basin with integrated wall mounted mirror, one radiator, spotlights to ceiling, one UPVC with attractive front garden views.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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