



Woolwich Road, Belvedere



Harpers & Co



# Woolwich Road

## Belvedere

4 BED DETACHED EXECUTIVE NEW BUILD | LARGE RECEPTION ROOMS | LUXURY DESIGNER KITCHEN | 2 BATH/SHOWER/ROOMS /3 WCS | ELEGANT DESIGN | BARN STYLE OAK DOUBLE GARAGE | LANDSCAPED GARDENS | FULLY DOUBLE GLAZED | GAS CENTRAL HEATING

*Immaculate and impressive detached 4 bedroom new build in secluded & gated plot with bespoke double oak framed barn style garage.*

### Property Summary

Harpers & Co are truly delighted to offer to the market this rare New Executive style four bedroom detached house situated in a private location within the Woolwich Road Conservation Area. This exclusive property is accessed via its own private driveway through automated twin gates.

The house is within reach of the forthcoming Cross-rail Link, thereby giving access to the City and West End in minutes. This elegant and well specified house is a delight and it is evident from the outset that no expense has been spared in its creation.

The property has been finished to a very high standard throughout including Bosch fitted appliances to the kitchen, Karndean flooring and wool carpets. Externally the house benefits from attractive landscaped gardens and superb 'Barn' style garaging which is a major feature of the home.



## Accommodation

### Entrance Hallway 19' 2" x 6' 11" (5.85m x 2.1m)

Karndean flooring throughout, hardwood door with leaded light inserts, skirting, spotlights to ceiling. Smoke alarm and store cupboard. Solid Oak Doors.

### Kitchen/Diner 16' 5" x 16' 9" (5m x 5.1m)

Karndean flooring throughout, skirting, white gloss floor & wall mounted cabinets, 5 ring Bosch hob, extractor fan, Bosch oven & grill, integrated wine cooler, chrome basin with left hand drainer & mixer tap, 1 x radiator with TRV valve, 2 x UPVC windows, 2 x UPVC double doors to garden, spotlights throughout.

### Reception 2/Study 10' 6" x 8' 6" (3.2m x 2.6m)

Karndean flooring throughout, skirting, 1 x radiator with TRV valve, UPVC windows, UPVC doors to garden, spotlights to ceiling.

### W/C 4' 7" x 2' 11" (1.4m x 0.9m)

Karndean flooring throughout, skirting, 1 x radiator with TRV valve, low level W/C, low level basin, spotlights. Ceiling mounted extractor.

### Master Bedroom 16' 9" x 9' 6" (5.1m x 2.9m)

Fully wool carpeted throughout, skirting, 1 x radiator with TRV valve, 2 x UPVC windows, 2 x pendant lights to ceiling. TV Aerial, solid oak doors.

### En Suite 7' 7" x 4' 3" (2.3m x 1.3m)

Fully tiled throughout, low level W/C, low level basin, wall mounted designer shower, tiled enclosure and sliding glass screen door, heated chrome towel rail, frosted UPVC window, spotlights. Solid Oak Doors.

### Bedroom 2 15' 9" x 8' 10" (4.8m x 2.7m)

Fully carpeted throughout, skirting, 1 x radiator with TRV valve, 2 x UPVC windows, 2 x pendant lights to ceiling. Solid Oak Doors.



**Bedroom 3** 13' 1" x 9' 10" (4m x 3m)

Fully carpeted throughout, skirting, 1 x radiator with TRV valve, UPVC window, pendant light to ceiling. Solid Oak Doors.

**Bedroom 4** 10' 6" x 7' 10" (3.2m x 2.4m)

Fully carpeted throughout, skirting, 1 x radiator with TRV valve, UPVC window, pendant light to ceiling. Solid Oak Doors.

**Bathroom** 5' 7" x 7' 7" (1.7m x 2.3m)

Fully tiled throughout, low level W/C, porcelain basin with

chrome mixer tap & designer vanity unit, panel enclosed bath with chrome accents, wall mounted designer shower, glass screen door, heated chrome towel rail, spotlights. Electric shaving power points. Solid Oak Doors.

**Garden** 125' 1" x 87' 10" (38.10m x 26.75m)

Secluded and private plot featuring wraparound garden, mainly laid to lawn, patio area enveloping property, mature trees, flower beds with shrubbery. Oak "Barn" Style double garage. Long private driveway with bespoke electric gates.

**Front Drive**

Tarmac driveway border by manicured lawn, flowerbeds with shrubbery, bespoke oak double garage, patio leading to front door.

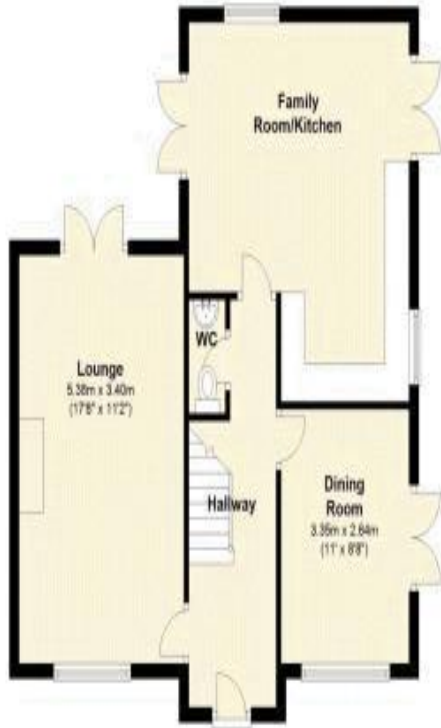
**Harpers & Co Special Remarks**

Rare to market, large, impressive new executive style home set in a stunning & private plot behind private electric gates. This property has it all. It is a credit to the builder developer who has lavished this house with modern and luxury fittings whilst still maintaining a character filled house. The Barn style double garage and plot is unique and is superb. We urge early viewings today.



### Ground Floor

Approx. 99.8 sq. metres (1043.8 sq. feet)



### First Floor

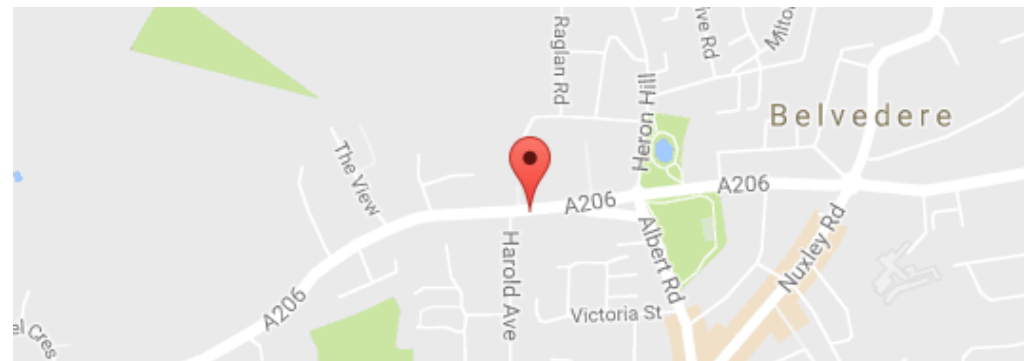
Approx. 67.3 sq. metres (717.0 sq. feet)



Total area: approx. 117.1 sq. metres (1260.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Plan produced using PlanUp.



**Bexley / Bexleyheath Department**

8 Bexley High Street  
Bexley  
DA5 1AD

T: 01322 524425

E: [info@harpersandco.com](mailto:info@harpersandco.com)

**Associate Park Lane**

121 Park Lane  
Mayfair  
W1K 7AG

T: 0207 409 4693

E: [info@harpersandco.com](mailto:info@harpersandco.com)

[harpersandco.com](http://harpersandco.com)

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