



Asking Price £550,000 Freehold



Rokesby Close, Welling, Kent DA16 3RR





## PROPERTY DESCRIPTION

GUIDE PRICE £550,000 - £575,000 • RE/MAX SELECT are delighted to offer for sale this extended semi-detached house located in a quiet cul-de-sac location, close to schools, amenities, and transport links.

This property comprises 3/4 DOUBLE bedrooms, living room/dining room, fitted kitchen, upstairs family bathroom, ground floor shower room, and downstairs bedroom/study. Further benefits include double glazing, gas central heating, off street parking, and 40ft (approx) rear garden.

Total Internal Area approx: 1,027.30 sq ft (95.44 sq m)





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Double glazed; door leading to hallway.

#### Hallway

Carpeted, radiator, understairs storage; carpeted stairs leading to first floor.

#### Living / Dining Room

6.80m x 3.51m (22' 4" x 11' 6") Carpeted, feature fireplace, radiators, double glazed windows.

#### Kitchen

3.14m x 2.40m (10' 4" x 7' 10") Laminate flooring; range of wall and base units with complementary worktops; integrated oven/grill, fitted gas hob, stainless steel extractor hood; stainless steel sink and drainer unit with mixer tap; space and connections for fridge/freezer; double glazed windows; door leading to rear garden.

#### Bedroom / Study

3.94m x 2.24m (12' 11" x 7' 4") Carpeted, radiator, double glazed windows, door leading to shower room.

#### Shower Room

2.24m x 1.32m (7' 4" x 4' 4") Vinyl flooring, tiled walls; shower enclosure with thermostatic shower; wash-hand basin, w/c, radiator; double glazed door leading to rear garden.

### First Floor

#### Landing

Carpeted; access to loft.

#### Bedroom

3.67m x 3.26m (12' 0" x 10' 8") Carpeted, radiator, fitted wardrobes, double glazed windows.

#### Bedroom

3.45m x 2.91m (11' 4" x 9' 7") Carpeted, radiator, fitted wardrobes, double glazed windows.

#### Bedroom

4.75m x 3.23m (15' 7" x 10' 7") Carpeted, radiator, fitted wardrobes, double glazed windows.

#### Family Bathroom

1.86m x 1.64m (6' 1" x 5' 5") Vinyl flooring, tiled walls; panelled bath with shower-mixer; wash-hand basin, w/c, heated towel-rail, double glazed frosted windows.

### External

#### Front Driveway

Off street parking for 2 cars.

#### Rear Garden

Approximately 40ft; patio, lawn, flowerbeds, outdoor tap; shed.

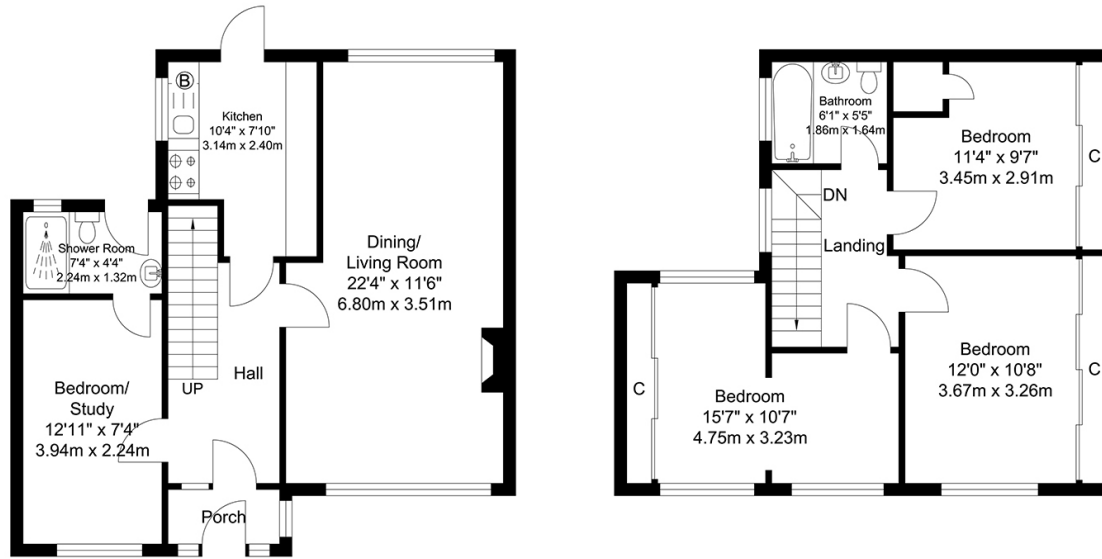
### Information

- Close to sought-after schools incl 4 grammar schools
- Close to A2 / M25
- 0.6 miles (approx) to Falconwood Station (direct to 5 London Terminal stations)
- 0.7 miles (approx) to Welling Station (direct to 5 London Terminal stations)
- 0.2 miles (approx) to Oxleas Woods
- Council Tax: Band D





# FLOORPLAN



Ground Floor  
Approximate Floor Area  
549.92 SQ.FT.  
(51.09 SQ.M.)



First Floor  
Approximate Floor Area  
477.37 SQ.FT.  
(44.35 SQ.M.)

TOTAL APPROX FLOOR AREA 1027.30 SQ. FT / 95.44 SQ. M  
For Identification Purposes Only.

