



£600,000 Freehold



Axminster Crescent, Kent, Welling DA16 1EU



PROPERTY DESCRIPTION

GUIDE PRICE £600,000 - £615,000 • RE/MAX SELECT are delighted to offer for sale this immaculate extended 4 double bedroom semi-detached house. Situated on a popular residential road close to schools, amenities, and transportation links, including Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink. This property comprises living room, dining room, extended kitchen/breakfast room, study/bedroom, utility/downstairs shower room, and luxury upstairs family bathroom.

Further benefits include off street parking for 2 cars, double glazing, gas central heating, and approximately 50ft rear garden with large summerhouse.

Total Internal Area approx: 1,630.73 sq ft (151.50 sq m). EPC Rating D68





ROOM DESCRIPTIONS

Ground Floor

Porch

Double glazed, door leading to hallway.

Entrance Hall

Wood-effect flooring, radiator, understairs storage; carpeted stairs leading to first floor.

Living Room

13' 4" x 12' 4" (4.07m x 3.77m) Carpeted, radiator, cast-iron fireplace, double glazed bay windows.

Dining Room

10' 11" x 10' 7" (3.32m x 3.23m) Open-plan to lounge; carpeted, radiator; opening leading to kitchen / breakfast room.

Kitchen / Breakfast Room

22' 9" x 10' 6" (6.97m x 3.19m) Wood-effect flooring; range of soft-closing wall and base units with complementary worktops and breakfast bar; stainless steel sink and drainer with mixer tap; Stoves range cooker with 7-ring gas hob and electric double oven; stainless steel extractor hood; integrated dishwasher; space and connections for fridge/freezer; cupboard housing combi-boiler; double glazed windows; double glazed french doors leading to rear garden.

Downstairs Shower / Utility Room

8' 4" x 7' 5" (2.55m x 2.27m) Wood-effect flooring; double shower cubicle with thermostatic shower; wash-hand basin, w/c, tiled walls; utility area includes space and plumbing for both washing machine and tumble dryer.

Study / Bedroom five

12' 10" x 5' 3" (3.91m x 1.61m) Double glazed window to front, radiator.

First Floor

Landing

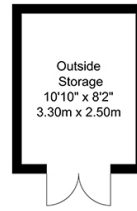
Carpeted, storage cupboard; access to insulated and part-boarded loft with light.

Bedroom

14' 8" x 10' 8" (4.48m x 3.25m) Carpeted, radiator, double glazed windows to rear.

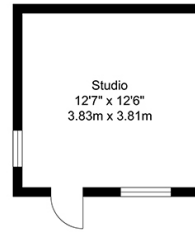


FLOORPLAN



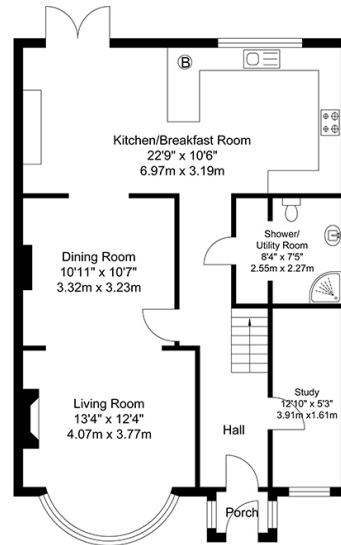
Outside Storage
10'10" x 8'2"
3.30m x 2.50m

Outside Storage
Approximate Floor Area
88.80 SQ.FT.
(8.25 SQ.M.)

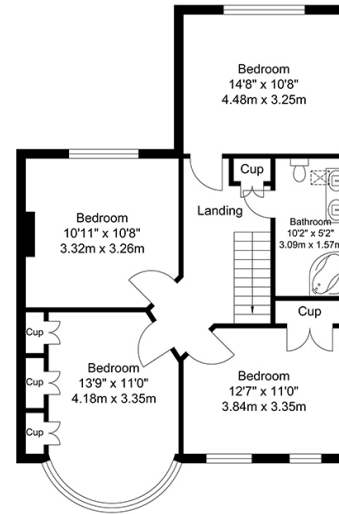


Studio
12'7" x 12'6"
3.83m x 3.81m

Studio
Approximate Floor Area
157.04 SQ.FT.
(14.59 SQ.M.)



Ground Floor
Approximate Floor Area
757.02 SQ.FT.
(70.33 SQ.M.)



First Floor
Approximate Floor Area
627.85 SQ.FT.
(58.33 SQ.M.)

TOTAL APPROX FLOOR AREA 1630.73 SQ.FT. (151.50 SQ. M.)

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