



Offers Over £600,000 Freehold



Sundridge Avenue, Welling



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well-presented extended semi-detached chalet house, situated on a popular residential road close to schools, amenities, and transportation links including Welling and Falconwood stations. This spacious property comprises 4 DOUBLE bedrooms, fitted kitchen, large living room, dining room, conservatory, downstairs shower room, and upstairs family bathroom.

Further benefits include double glazing, gas central heating, off street parking for 2 cars, garage, and approximately 65ft garden.

Total Internal Area approx: 1,587.67 sq ft (147.50 sq m). EPC D61

## FEATURES

- Well presented semi-detached house
- 4 double bedrooms
- Large living room
- Dining room
- Conservatory
- Fitted kitchen
- Downstairs shower room
- Upstairs family bathroom
- Off street parking for 2 cars
- 65ft (approx) rear garden





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Parquet flooring, ceiling coving, dado rail; radiator with cover; double glazed windows.

#### Living Room

6.02m x 4.20m (19' 9" x 13' 9") Laminate flooring, ceiling coving, picture rail, 2 radiators; gas fireplace with decorative surround; double glazed windows.

#### Dining Room

4.20m x 3.68m (13' 9" x 12' 1") Laminate flooring, ceiling coving, radiator; gas fireplace with decorative surround; double glazed patio doors; understairs storage cupboard.

#### Kitchen

3.17m x 2.38m (10' 5" x 7' 10") Tiled flooring; range of wood wall and base units with marble-effect worktops and tiled splashback; stainless steel sink and drainer unit; stainless steel extractor hood, double glazed windows; space and connections for dishwasher; space and connections for cooker/oven.

#### Conservatory

2.61m x 2.44m (8' 7" x 8' 0") Tiled flooring, double glazed windows; space and connections for washing machine; space and connections for fridge/freezer.

#### Downstairs Shower Room

2.30m x 2.20m (7' 7" x 7' 3") Laminate flooring, part-tiled walls; large walk-in shower enclosure with thermostatic rainfall shower; wash-hand basin with vanity unit; w/c, heated towel-rail, double glazed windows; cupboard housing water tank and water softener.

### First Floor

#### Landing

Carpeted, ceiling coving, picture rail, dado rail; access to loft.

#### Bedroom

4.35m x 3.64m (14' 3" x 11' 11") Carpeted, ceiling coving, radiator, fitted wardrobes, double glazed windows.

#### Bedroom

3.64m x 3.40m (11' 11" x 11' 2") Laminate flooring, ceiling coving, picture rail, radiator, fitted cupboard, double glazed windows.

#### Bedroom

4.24m x 3.82m (13' 11" x 12' 6") Carpeted, ceiling coving, radiator, fitted wardrobes, double glazed windows.

#### Bedroom

3.76m x 2.89m (12' 4" x 9' 6") Laminate flooring, ceiling coving, picture rail, radiator, fitted wardrobes, double glazed windows.

#### Family Bathroom

Tiled flooring, part-tiled walls, ceiling coving; roll-top bath; wash-hand basin with vanity unit; w/c, radiator, double glazed windows.

### External

#### Front Garden

Off street parking for 2 cars; lawn, flowerbeds.

#### Rear Garden

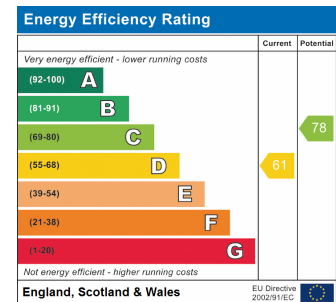
Approximately 65ft; mainly laid to lawn; flowerbeds, outdoor tap; side access.

#### Garage

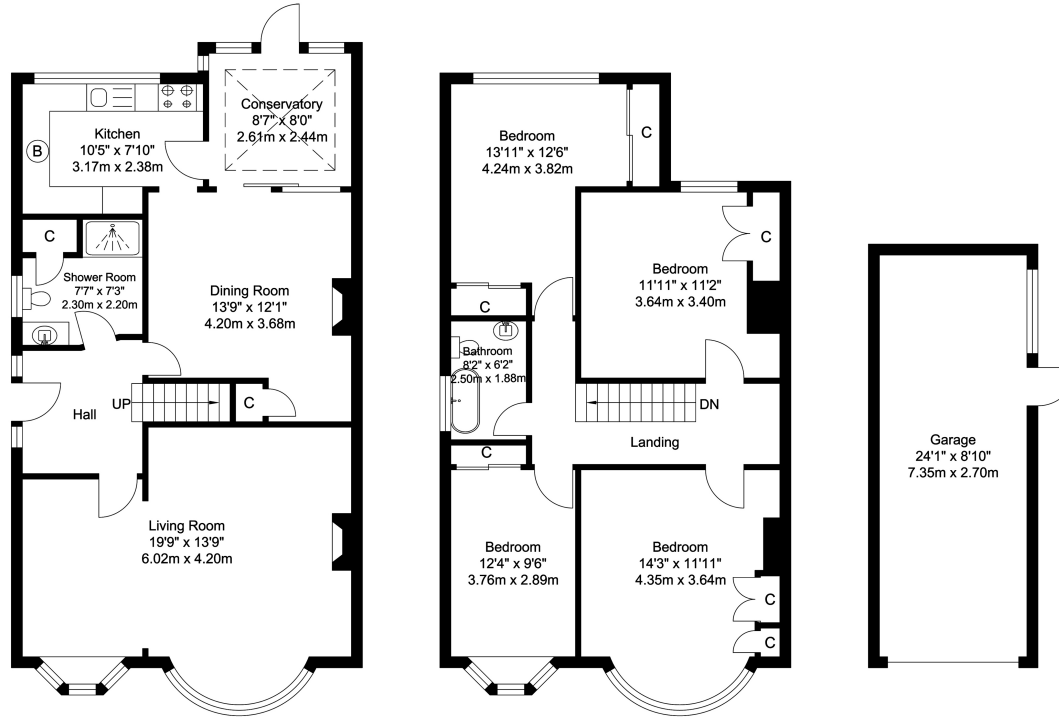
7.35m x 2.70m (24' 1" x 8' 10") Electrical power, windows, up-and-over door.

#### Information:

- Council Tax: Band E



# FLOORPLAN



Ground Floor  
Approximate Floor Area  
718.38 SQ.FT.  
(66.74 SQ.M.)



First Floor  
Approximate Floor Area  
655.73 SQ.FT.  
(60.92 SQ.M.)

Garage  
Approximate Floor Area  
213.55 SQ.FT.  
(19.84 SQ.M.)

TOTAL APPROX FLOOR AREA 1587.67 SQ. FT / 147.50 SQ. M

For Identification Purposes Only.

