



Guide Price £525,000 Freehold



Axminster Crescent, Welling



PROPERTY DESCRIPTION

GUIDE PRICE • £525,000 - £550,000 • RE/MAX SELECT are delighted to offer for sale this extended semi-detached Stevens house situated on a popular residential road, close to schools, amenities, and transport links including both Bexleyheath and Welling stations.

This property comprises 3 bedrooms, large living room/dining room, fully fitted kitchen/breakfast room, utility room, upstairs family bathroom, downstairs cloakroom, and 40ft (approx) rear garden. Further benefits include integral garage, double glazing, gas central heating, and off street parking for 2 cars.

Total Internal Area approx: 1,246.24 sq ft (115.78 sq m). EPC D58.

FEATURES

- Extended semi-detached Stevens house
- 3 bedrooms
- Large living room / dining room
- Extended kitchen / breakfast room
- Utility room
- Upstairs family bathroom
- Downstairs cloakroom
- Off street parking for 2 cars
- Double glazing & gas central heating





ROOM DESCRIPTIONS

GROUND FLOOR

Porch

Tiled flooring, double glazed windows, uPVC double glazed door.

Hallway

Porcelain tiled flooring, ceiling coving, radiator, downstairs storage.

Living Room / Dining Room

7.36m x 3.65m (24' 2" x 12' 0") Laminate flooring, ceiling coving; gas fireplace with decorative surround; radiator; double glazed windows with roller blinds; french doors leading to kitchen/breakfast room.

Kitchen / Breakfast Room

4.84m x 3.90m (15' 11" x 12' 10") Ceramic tiled flooring, ceiling coving; range of soft-closing gloss wall and base units with granite-effect worktops and tiled splashback; fitted ceramic hob, extractor hood; fitted oven and grill; stainless steel sink and drainer unit; integrated dishwasher; space and connections for fridge/freezer; 2 radiators; double glazed windows with roller blind; uPVC double glazed french doors with roller blind.

Utility Room

3.22m x 1.93m (10' 7" x 6' 4") Ceramic tiled flooring; range of wood wall and base units with wood worktops; ceramic sink; space and connections for washing machine; space and connections for dryer; uPVC double glazed door.

Cloakroom

Ceramic tiled flooring, tiled walls; vanity unit with wash-hand basin; w/c; heated towel-rail.

Integral Garage

7.32m x 1.87m (24' 0" x 6' 2") Electrical power and lighting; up-and-over door; wall-mounted combination boiler.

FIRST FLOOR

Landing

Carpeted, ceiling coving, airing cupboard; double glazed window with roller blind.

Bedroom

4.18m x 3.30m (13' 9" x 10' 10") Laminate flooring, ceiling coving, radiator, fitted wardrobes; uPVC double glazed windows with roller blinds.

Bedroom

3.25m x 3.25m (10' 8" x 10' 8") Laminate flooring, ceiling coving, radiator; uPVC double glazed windows with roller blind.

Bedroom

2.20m x 1.98m (7' 3" x 6' 6") Laminate flooring, ceiling coving, radiator; uPVC double glazed windows with roller blind.

Family Bathroom

2.63m x 1.94m (8' 8" x 6' 4") Ceramic tiled flooring, part-tiled walls; bath with electric shower over; wash-hand basin, w/c, heated towel-rail, extractor fan, double glazed windows.

EXTERNAL

Front Driveway

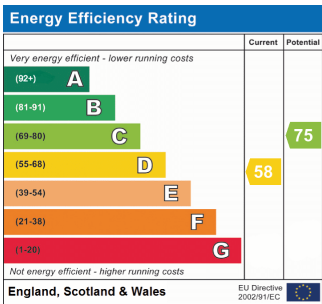
Off street parking for 2 cars.

Rear Garden

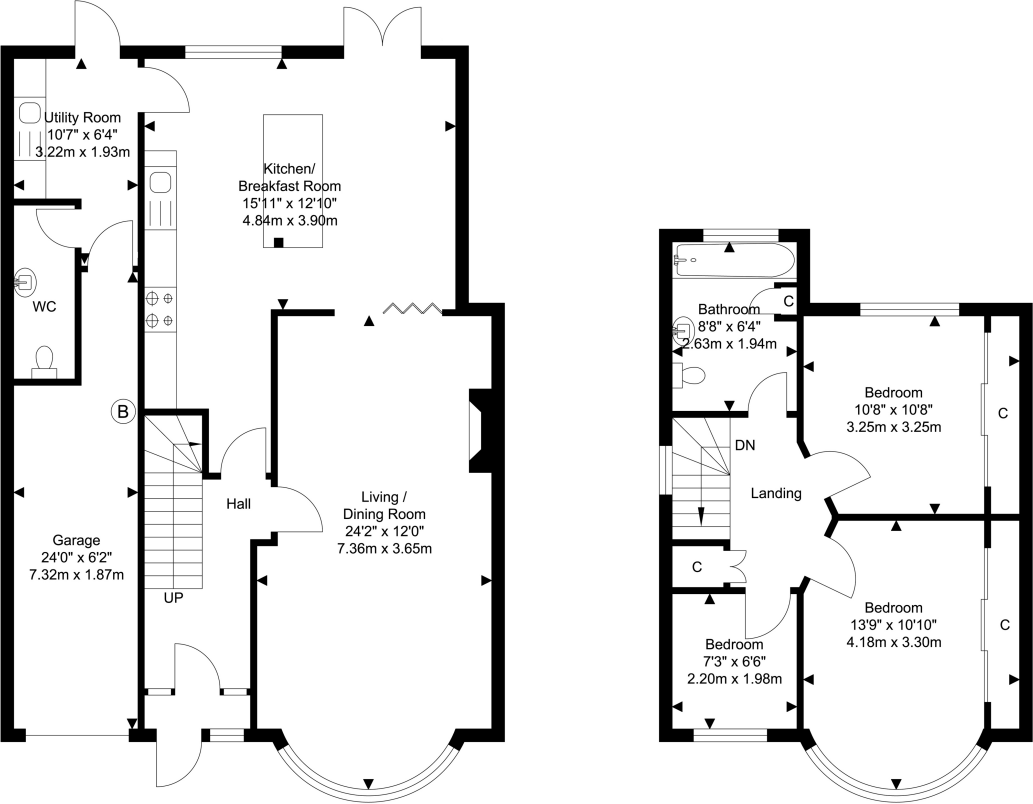
Approximately 40ft; patio; lawn; mature flowerbeds; outdoor tap.

Information:

- Close to sought-after schools including 4 grammar schools
- Easy access to A2 / M25
- Approximately 1.1 miles to Bexleyheath Station (direct to 5 London terminal stations)
- Approximately 1.6 miles to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- Approximately 0.1 miles to Stevens Park
- Council Tax: Band D



FLOORPLAN



Ground Floor
Approximate Floor Area
829.14 SQ.FT.
(77.03 SQ.M.)

First Floor
Approximate Floor Area
417.10 SQ.FT.
(38.75 SQ.M.)

TOTAL APPROX FLOOR AREA 1246.24 SQ.FT. (115.78 SQ. M.)
For Identification Purposes Only.

