

RE/MAX
SELECT

£525,000 Freehold



Lyme Road, Welling, Kent DA16 1RQ



PROPERTY DESCRIPTION

GUIDE PRICE £525,000 - £550,000 • RE/MAX SELECT are delighted to offer for sale this stunning extended Stevens semi-detached house, situated on a popular residential road close to schools, amenities, and transport links including Abbey Wood station with Crossrail/Elizabeth Line, and also Welling station. This spacious property comprises 3 DOUBLE bedrooms, living room, large open-plan kitchen/dining/family room, utility cupboard, downstairs cloakroom, and upstairs family bathroom.

Further benefits include double glazing, gas central heating, off street parking, and 40ft (approx) garden featuring outbuilding with pergola.

Total Internal Area approx: 1,187.00 sq ft (110.10 sq m). EPC Rating D66





ROOM DESCRIPTIONS

Ground Floor

Hallway

Laminate flooring, radiator; understairs cupboard; access to utility cupboard with space and connections for washing machine and dryer; access to cloakroom; carpeted stairs leading to first floor.

Living Room

4.11m x 3.61m (13' 6" x 11' 10") Laminate flooring, feature fireplace, radiator; double glazed windows with shutters.

Open-Plan Kitchen / Diner / Family Room

6.93m x 4.11m (22' 9" x 13' 6") Tiled flooring; range of soft-closing wall and base units with complementary worktops; kitchen island with base units and complementary worktops; undermount sink with mixer tap and drainer unit; fitted induction hob with extractor hood; 2 oven/grills, integrated fridge/freezer, integrated dishwasher; double glazed bi-fold doors to rear garden.

Cloakroom

Laminate flooring; wash-hand basin with mixer tap; w/c.

First Floor

Landing

Carpeted, access to loft.

Bedroom

4.88m x 4.04m (16' 0" x 13' 3") Carpeted, radiator, double glazed windows.

Bedroom

4.14m x 3.71m (13' 7" x 12' 2") Laminate flooring, radiator; double glazed windows with shutters.

Bedroom

3.12m x 3.00m (10' 3" x 9' 10") Carpeted, radiator, double glazed windows.

Family Bathroom

Tiled flooring with underfloor heating; part-tiled walls; panelled bath with thermostatic rainfall fitting; vanity unit with wash-hand basin and mixer tap; w/c, recessed bathroom storage, double glazed frosted window.

External

Front Driveway

Off street parking; connections for EV charger.

Rear Garden

Approximately 40ft; artificial lawn, decking, outdoor light, outdoor powerpoint; flowerbed with mature trees, bushes and shrubs; outbuilding with pergola; side access.

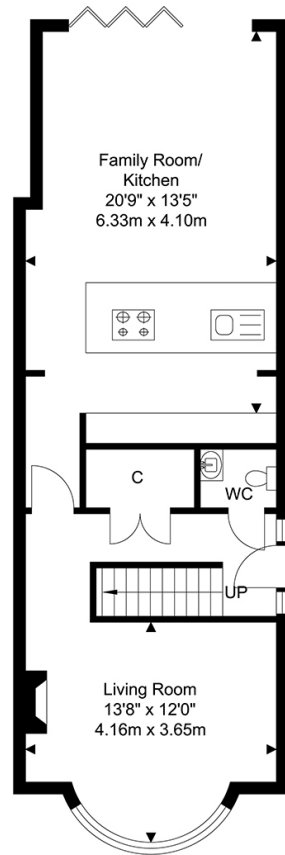
Outbuilding

Electrical power and lighting; hatch opening to pergola.

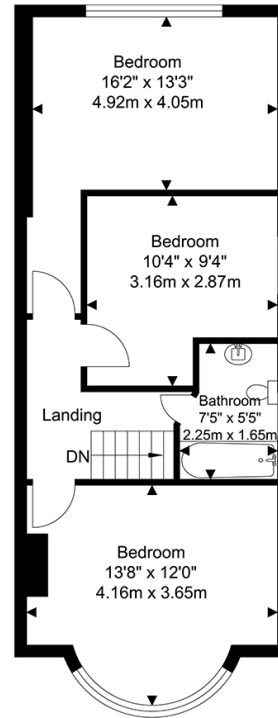
Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.6 miles (approx) to Welling Station (direct to 5 London Terminal stations)
- 1.4 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 0.6 miles (approx) to Welling High Street
- 0.7 miles (approx) to Danson Park & Lake
- Council Tax: Band D

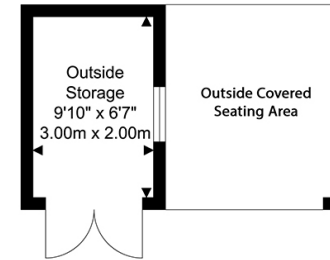
FLOORPLAN



Ground Floor
Approximate Floor Area
569.51 SQ.FT.
(52.91 SQ.M.)



First Floor
Approximate Floor Area
487.49 SQ.FT.
(45.29 SQ.M.)



Outbuilding
Approximate Floor Area
64.58 SQ.FT.
(6.00 SQ.M.)

TOTAL APPROX FLOOR AREA 1121.59 SQ. FT / 104.20 SQ. M
For Identification Purposes Only.

