



Offers Over £425,000 Freehold



Avondale Road, Welling





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this 1930s Stevens-built semi-detached house situated on a popular residential road close to schools, amenities, and transport links including Bexleyheath Station. This property comprises 3 bedrooms, fitted kitchen, living room, dining room, downstairs cloakroom, and upstairs family bathroom.

Further benefits include double glazing, gas central heating, garage, 65ft (approx) garden, and off street parking for 3 cars.

Total Internal Area approx: 1,034.19 sq ft (96.08 sq m). EPC Rating D63. CHAIN FREE!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Laminate flooring, ceiling coving, radiator, understairs storage.

#### Living Room (opening from Dining Room)

12' 9" x 12' 8" (3.88m x 3.87m) Carpeted, ceiling coving, radiator, double glazed windows.

#### Dining Room (opening to Living Room)

11' 3" x 11' 2" (3.42m x 3.41m) Laminate flooring, ceiling coving, radiator, double glazed patio doors.

#### Kitchen

10' 1" x 6' 11" (3.07m x 2.11m) Tiled flooring, tiled walls, ceiling coving, radiator; range of wood wall and base units; stainless steel sink and drainer unit; fitted gas hob, fitted oven, stainless steel extractor hood, double glazed windows, wall-mounted combination boiler; space and connections for fridge/freezer; space and connections for washing machine.

#### Cloakroom

Tiled flooring, tiled walls, ceiling coving, radiator, wash-hand basin, w/c, double glazed windows.

### First Floor

#### Landing

Carpeted, ceiling coving, double glazed windows; access to loft.

#### Bedroom

12' 7" x 12' (3.84m x 3.65m) Carpeted, ceiling coving, radiator, double glazed windows.

#### Bedroom

11' 4" x 11' 2" (3.46m x 3.41m) Carpeted, ceiling coving, radiator, double glazed windows, fitted wardrobes.

#### Bedroom

9' 5" x 6' 5" (2.87m x 1.96m) Carpeted, ceiling coving, radiator, double glazed windows.

#### Family Bathroom

7' 1" x 6' 3" (2.16m x 1.90m) Tiled flooring, part-tiled walls; bath with shower-mixer; separate shower enclosure; wash-hand basin, w/c, wall-mounted vanity cupboard, heated towel-rail, double glazed window.

### External

#### Front Driveway

Off street parking for 3 cars.

#### Rear Garden

Approximately 65ft; patio, lawn, decking.

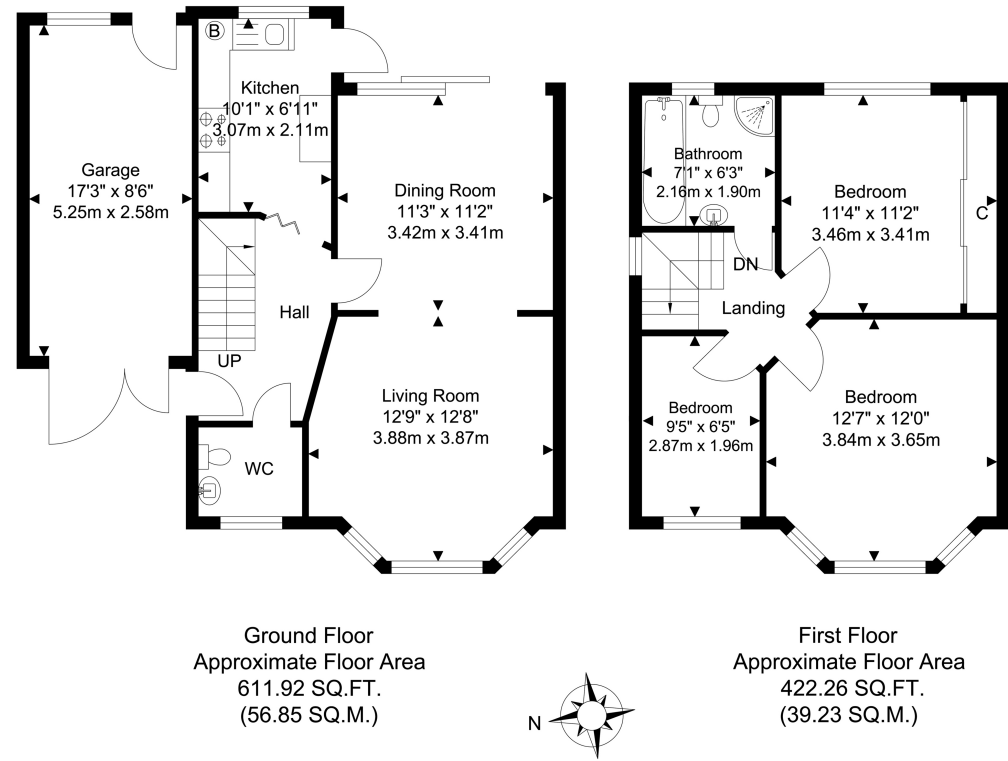
#### Garage / Store

17' 3" x 8' 6" (5.25m x 2.58m) Electrical power and lighting; tap.

#### Information:

- Council Tax: Band D

FLOORPLAN



Ground Floor  
Approximate Floor Area  
611.92 SQ.FT.  
(56.85 SQ.M.)

First Floor  
Approximate Floor Area  
422.26 SQ.FT.  
(39.23 SQ.M.)

TOTAL APPROX FLOOR AREA 1034.19 SQ. FT / 96.08 SQ. M  
For Identification Purposes Only.

