

RE/MAX
SELECT

Guide Price £375,000 Freehold



Budleigh Crescent, Welling



PROPERTY DESCRIPTION

GUIDE PRICE £375,000 - £400,000 • 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.

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

Total Internal Area approx: 848.19 sq ft (78.80 sq m). EPC D55

FEATURES

- 1930s semi-detached Stevens house
- 2 double bedrooms
- Living room
- Dining room
- Fitted kitchen
- Upstairs family bathroom
- Garage
- Off street parking for 2 cars
- 40ft (approx) rear garden
- Double glazing & gas central heating





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Carpeted, radiator, UPVC double glazed door.

Living Room

4.16m x 3.60m (13' 8" x 11' 10") Carpeted, ceiling coving, radiator, double glazed windows.

Dining Room

4.15m x 3.13m (13' 7" x 10' 3") Ceiling coving, radiator, understairs storage, double glazed patio door, radiator.

Kitchen

2.73m x 1.73m (8' 11" x 5' 8") Tiled flooring, tiled walls; range of wood wall and base units with wood worktops; butler sink, fitted cooker, fitted electric hob; wall-mounted combination boiler, integrated fridge, integrated freezer; double glazed door; space and connections for washing machine.

FIRST FLOOR

Landing

Carpeted, ceiling coving; access to loft.

Bedroom

4.15m x 3.85m (13' 7" x 12' 8") Carpeted, ceiling coving, radiator, fitted wardrobes, double glazed windows.

Bedroom

4.18m x 2.41m (13' 9" x 7' 11") Carpeted, ceiling coving, radiator, fitted wardrobes.

Bathroom

1.68m x 1.48m (5' 6" x 4' 10") Laminate tiled flooring, tiled walls; w/c, wash hand basin, bath with shower mixer, radiator, double glazed window.

EXTERNAL

Front Driveway

Off street parking for 2 cars.

Rear Garden

Approximately 40ft; patio, lawn, flower beds; side access; shed with electrical power.

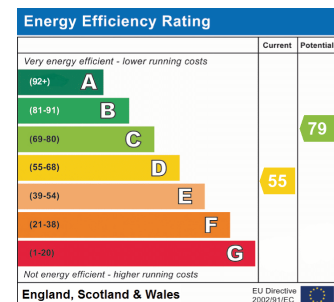


Garage

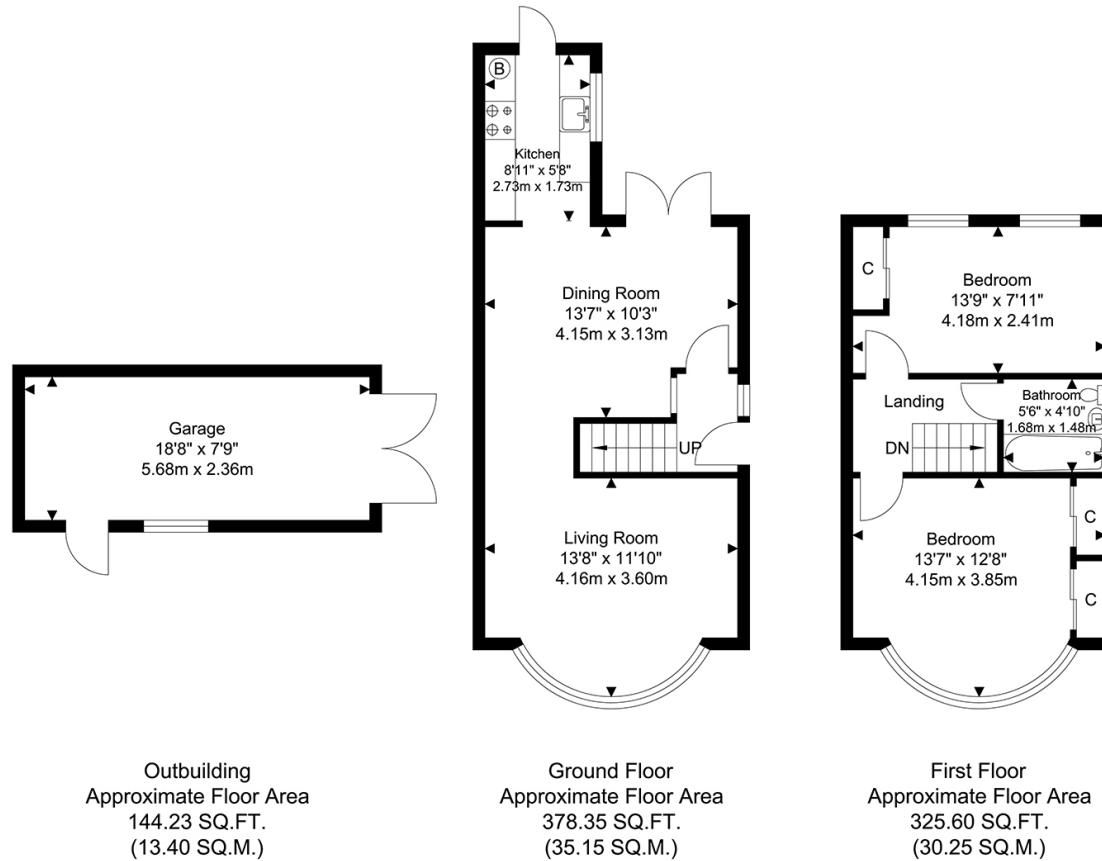
5.68m x 2.36m (18' 8" x 7' 9") Electrical power and lighting; hinged garage doors.

Information:

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 1.7 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 1.3 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 0.2 miles (approx) to Hillsgrove Primary School
- 0.9 miles (approx) to Bedonwell Primary School
- 0.5 miles (approx) to Bostal Heath & Woods
- Council Tax: Band D



FLOORPLAN



TOTAL APPROX FLOOR AREA 848.19 SQ.FT. / 78.80 SQ. M.
 For Identification Purposes Only.

