



Asking Price £650,000 Freehold



Awliscombe Road, Welling, Kent DA16 3JT



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this beautifully presented extended 1930s semi-detached house, close to schools, amenities, and transport links including Welling station. This spacious property comprises 5 bedrooms, living room, open-plan kitchen/dining room, upstairs family bathroom, utility room, and office/loft room.

Further benefits include double glazing, gas central heating, 55ft rear garden, and off street parking for 3 cars. Total Internal Area approx: 1,867.00 sq ft (173.40 sq m).





ROOM DESCRIPTIONS

Ground Floor

Porch

Tiled flooring, double glazed.

Entrance Hall

Vinyl flooring, radiator, dado rail, picture rail.

Living Room

Carpeted, radiator, dado rail, ceiling coving, double glazed windows; exposed-brick fireplace with cast-iron mantle.

Dining Room

Laminate flooring, radiator, dado rail, ceiling coving, double glazed windows; exposed brick fireplace with wood mantle; double glazed patio doors leading to Rear Garden.

Kitchen

Laminate flooring, double glazed windows; range of wood wall and base units with granite-effect worktops and tiled splashback; gas hob, gas double oven, integrated fridge/freezer, integrated dishwasher; composite 1½ bowl sink and drainer unit with mixer tap.

Family Room / Potential Annexe Bedroom

Carpeted, radiator, ceiling coving, double glazed windows.

Utility Room / Potential Annexe Kitchen

Tiled flooring, ceiling coving, double glazed windows; range of wood wall and base units with granite-effect worktops and tiled splashback; stainless steel 1½ bowl sink and drainer unit; gas cooker; space and connections for washing machine; wall-mounted boiler; double glazed door leading to Rear Garden.

First Floor

Landing

Carpeted, dado rail, picture rail; access to Office / Loft Room.

Bedroom

Laminate flooring, radiator, double glazed windows, fitted wardrobes.

Bedroom

Hard-wood flooring, radiator, double glazed windows, fitted wardrobes.

Bedroom

Vinyl flooring, radiator, double glazed windows, fitted wardrobes.

Bedroom

Carpeted, radiator, ceiling coving, double glazed windows.

Family Bathroom

Fully tiled, radiator, double glazed windows; sunken bath with mixer tap and hand-held shower attachment; large shower enclosure with concealed mixer tap and shower over; wash-hand basin with mixer tap; w/c.

Cloakroom

Laminate flooring, tiled walls, double glazed windows; wash-hand basin with mixer tap; w/c, fitted cupboards, heated-towel-rail.

Second Floor

Office / Loft Room

Carpeted; double glazed velux-style windows; eave storage.

Exterior

Front Driveway

Off street parking for 3 cars.

Front Garden

Artificial lawn; range of flowerbeds and shrubs.

Rear Garden

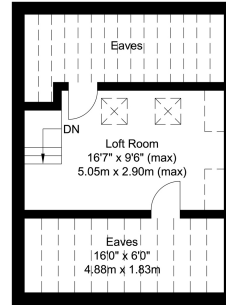
Approximately 55ft; secluded and landscaped with mature hedges and shrubs; patio, decking, lawn, storage shed.

Information

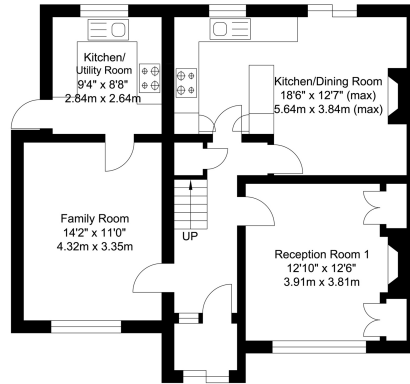
- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.2 miles (approx) to Welling Station (direct to 5 London Terminal stations)
- 0.5 miles (approx) to Welling High Street
- Council Tax: Band F

FLOORPLAN

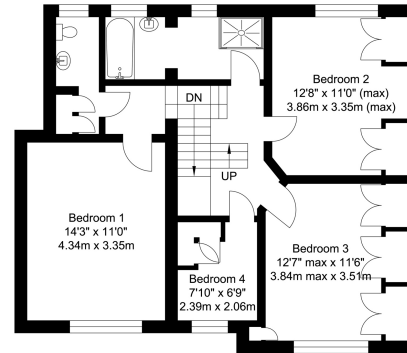
Restricted Head Height



Second Floor
Approximate Floor Area
378.13 SQ.FT.
(35.13 SQ.M.)



Ground Floor
Approximate Floor Area
754.65 SQ.FT.
(70.11 SQ.M.)



First Floor
Approximate Floor Area
733.66 SQ.FT.
(68.16 SQ.M.)

TOTAL APPROX FLOOR AREA 1867.00 SQ.FT. / 173.40 SQ. M.
For Identification Purposes Only.

