



£600,000 Freehold



Farnham Road, Welling



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this immaculate extended semi-detached Stevens house on a popular residential road, close to schools, amenities, and transport links including Bexleyheath and Welling Stations. The property comprises 4 bedrooms, living room, incredible open-plan kitchen/dining room, snug, upstairs family bathroom, and downstairs cloakroom/utility room.

Further benefits include double glazing, gas central heating, off street parking for 3 cars, and approximately 45ft rear garden. Total Internal Area approx: 1,291.56 sq ft (119.99 sq m). EPC D65.

## FEATURES

- Extended 1930s semi-detached house
- 4 bedrooms
- Open-plan kitchen / dining room
- Living room
- Snug
- Upstairs family bathroom
- Downstairs cloakroom / utility room
- Off street parking for 3 cars
- 45ft (approx) rear garden
- Double glazing & gas central heating





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Karndean flooring; radiator with cover; understairs storage; double glazed door to front.

#### Living Room

5.03m x 3.72m (16' 6" x 12' 2") Carpeted, gas fireplace; double glazed windows with venetian blinds.

#### Kitchen / Dining Room

6.83m x 5.41m (22' 5" x 17' 9") Karndean flooring; range of soft-closing wall and base units with quartz worktops, quartz upstands, and glass splashback; large island with quartz worktops; integrated freezer, integrated dishwasher, fitted wine cooler, Rangemaster extractor hood; quartz sink and drainer unit; cupboard housing boiler; plinth heaters, radiator; 2 remote-controlled Velux skylights; double glazed windows; double glazed bi-fold doors to rear.

#### Snug

3.30m x 2.17m (10' 10" x 7' 1") Karndean flooring, radiator; with kitchen / dining room.

#### Office / Bedroom

2.88m x 1.70m (9' 5" x 5' 7") Karndean flooring, radiator, fitted cupboard; double glazed windows with venetian blind.

#### Utility Room / Cloakroom

Tiled flooring, part-tiled walls; vanity cupboard with wash-hand basin; w/c, heated towel-rail, extractor fan; cupboard with space and connections for both washing machine and dryer.

### FIRST FLOOR

#### Landing

Carpeted; access to loft.

#### Bedroom

4.06m x 3.36m (13' 4" x 11' 0") Carpeted, ceiling coving; radiator with cover; fitted wardrobes, bedside tables, double glazed windows.

#### Bedroom

3.64m x 3.25m (11' 11" x 10' 8") Laminate flooring, radiator, fitted wardrobes; fitted chest of drawers; double glazed windows with venetian blind.

#### Bedroom

4.77m x 3.93m (15' 8" x 12' 11") Carpeted, ceiling coving, radiator, fitted wardrobes, double glazed windows.

#### Family Bathroom

3.02m x 1.80m (9' 11" x 5' 11") Karndean flooring, part-tiled walls; bath with shower-mixer; shower enclosure with thermostatic shower; vanity cupboard with wash-hand basin; w/c, radiator, heated towel-rail, extractor fan; double glazed windows with shutters.

### EXTERNAL

#### Front Driveway

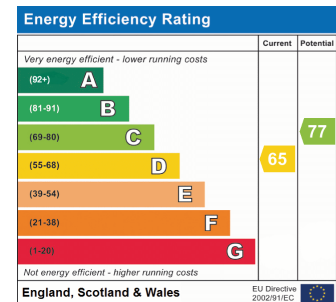
Off street parking for 3 cars.

#### Rear Garden

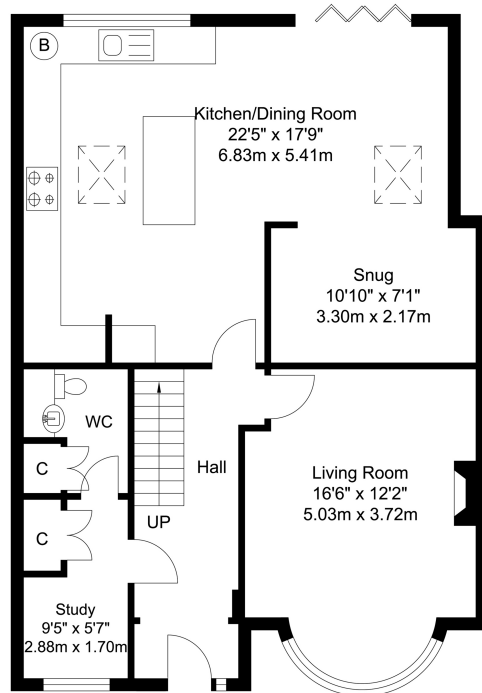
Approximately 45ft; patio, artificial lawn, flowerbeds, outdoor tap, outdoor powerpoint; shed.

#### Information:

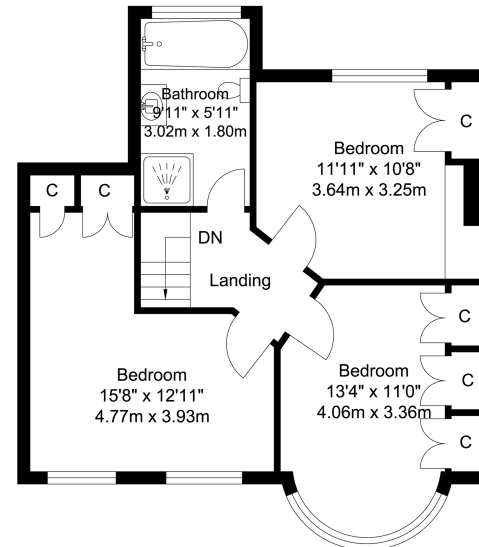
- Council Tax: Band E



# FLOORPLAN



Ground Floor  
Approximate Floor Area  
788.88 SQ.FT.  
(73.29 SQ.M.)



First Floor  
Approximate Floor Area  
502.67 SQ.FT.  
(46.70 SQ.M.)

TOTAL APPROX FLOOR AREA 1291.56 SQ. FT / 119.99 SQ. M  
For Identification Purposes Only.

