



Guide Price £400,000 Freehold



Sutcliffe Road, Welling





## PROPERTY DESCRIPTION

GUIDE PRICE £400,000 - £425,000 • RE/MAX SELECT are delighted to offer for sale this semi-detached Stevens house on a popular residential road, close to schools, amenities, and transport links including Bexleyheath and Welling Stations. The property comprises 3 bedrooms, living room, dining room, fitted kitchen, downstairs cloakroom, and upstairs family bathroom.

Further benefits include double glazing, garage, and approximately 110ft south-facing garden. CHAIN FREE! Total Internal Area approx: 924.61 sq ft (85.90 sq m). EPC E54

## FEATURES

- Semi-detached Stevens house
- 3 bedrooms
- Living room
- Dining room
- Fitted kitchen
- Downstairs cloakroom
- Upstairs family bathroom
- 110ft (approx) south-facing rear garden





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Carpeted, picture rail, dado rail, understairs cupboards.

#### Living Room

3.80m x 3.51m (12' 6" x 11' 6") Carpeted, picture rail, fireplace, double glazed windows.

#### Dining Room

3.34m x 3.24m (10' 11" x 10' 8") Carpeted, ceiling coving, gas fireplace, double glazed patio doors.

#### Kitchen

3.34m x 1.95m (10' 11" x 6' 5") Carpeted; range of wood wall and base units with marble-effect worktops and tiled splashback; sink and drainer unit; gas fireplace, double glazed windows; space and connections for washing machine; space and connections for fridge; space and connections for oven.

#### Downstairs Cloakroom

Vinyl flooring, w/c, double glazed windows.

### FIRST FLOOR

#### Landing

Carpeted, picture rail, dado rail, double glazed windows.

#### Bedroom

3.74m x 3.35m (12' 3" x 11' 0") Wood flooring, fitted wardrobes, double glazed windows.

#### Bedroom

3.66m x 3.25m (12' 0" x 10' 8") Carpeted, fitted wardrobes, double glazed windows.

#### Bedroom

2.56m x 1.98m (8' 5" x 6' 6") Wood flooring, double glazed windows.

#### Family Bathroom

1.65m x 1.41m (5' 5" x 4' 8") Vinyl flooring, part tiled walls; bath with mixer tap and thermostatic shower over; wash-hand basin, w/c, heated towel-rail, double glazed windows.

### EXTERNAL

#### Front Garden

Lawn, mature shrubs and bushes.

#### Rear Garden

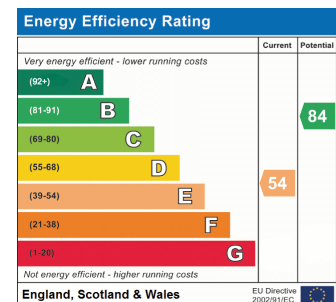
Approximately 110ft, south-facing; lawn, patio, outdoor tap, water butt; side access.

#### Garage

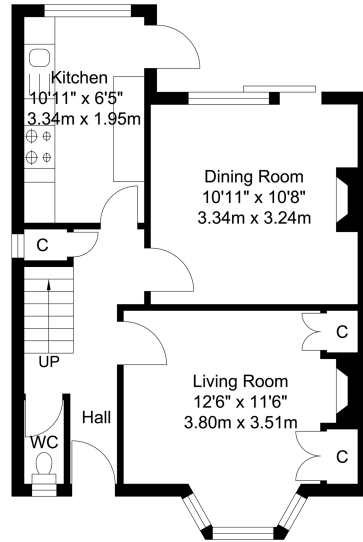
6.00m x 2.43m (19' 8" x 8' 0") Electrical power and lighting; up-and over-door, windows.

#### Information:

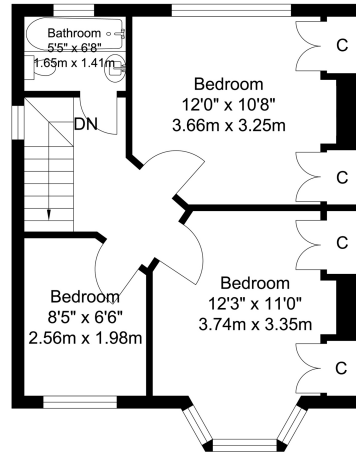
- Council Tax: Band D



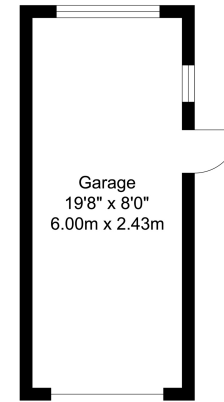
# FLOORPLAN



Ground Floor  
Approximate Floor Area  
398.69 SQ.FT.  
(37.04 SQ.M.)



First Floor  
Approximate Floor Area  
368.98 SQ.FT.  
(34.28 SQ.M.)



Garage  
Approximate Floor Area  
156.93 SQ.FT.  
(14.58 SQ.M.)



TOTAL APPROX FLOOR AREA 924.61 SQ. FT / 85.90 SQ. M  
For Identification Purposes Only.

