



£475,000 Freehold



Milton Road, Welling, Kent DA16 3NA





## PROPERTY DESCRIPTION

GUIDE PRICE £475,000 - £500,000 • RE/MAX SELECT are delighted to offer for sale this semi-detached house situated on a quiet residential road close to schools, amenities, including East Wickham Open Space, and transport links, including Welling Station. The property comprises 3 bedrooms, large through-lounge, fitted kitchen, utility area, upstairs family bathroom, downstairs cloakroom, and 70ft (approx) rear garden. Further benefits include off street parking, double glazing, and gas central heating.

Total Internal Area approx: 1,268.63 sq ft (117.86 sq m)





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Carpeted, radiator, understairs storage; carpeted stairs leading to first floor.

#### Through Lounge

Carpeted, radiators, feature fireplace, double glazed bay window; double glazed sliding door leading to rear garden.

#### Kitchen / Utility

Tiled flooring; range of wall and base units with complementary worktops and tiled splashback; sink and drainer with mixer tap; built-in oven/grill with stainless steel extractor hood; space and connections for washing machine; space and connections for fridge/freezer; double glazed door leading to rear garden.

#### Cloakroom

Tiled flooring, wash-hand basin, w/c, double glazed window.

### First Floor

#### Landing

Carpeted, radiator, storage cupboard, double glazed window.

#### Bedroom

Carpeted, radiator, fitted wardrobes, double glazed windows.

#### Bedroom

Carpeted, radiator, double glazed windows; stairs leading to loft room.

#### Bedroom

Carpeted, radiator, fitted wardrobes, double glazed windows.

#### Family Bathroom

Tiled flooring, part-tiled walls; panelled bath with thermostatic shower and screen; wash-hand basin, w/c, double glazed frosted windows.

### Second Floor

#### Loft Room

Carpeted, double glazed Velux windows; eaves storage.

### External

#### Front Driveway

Off street parking for 2 cars; access to rear garden via gate.

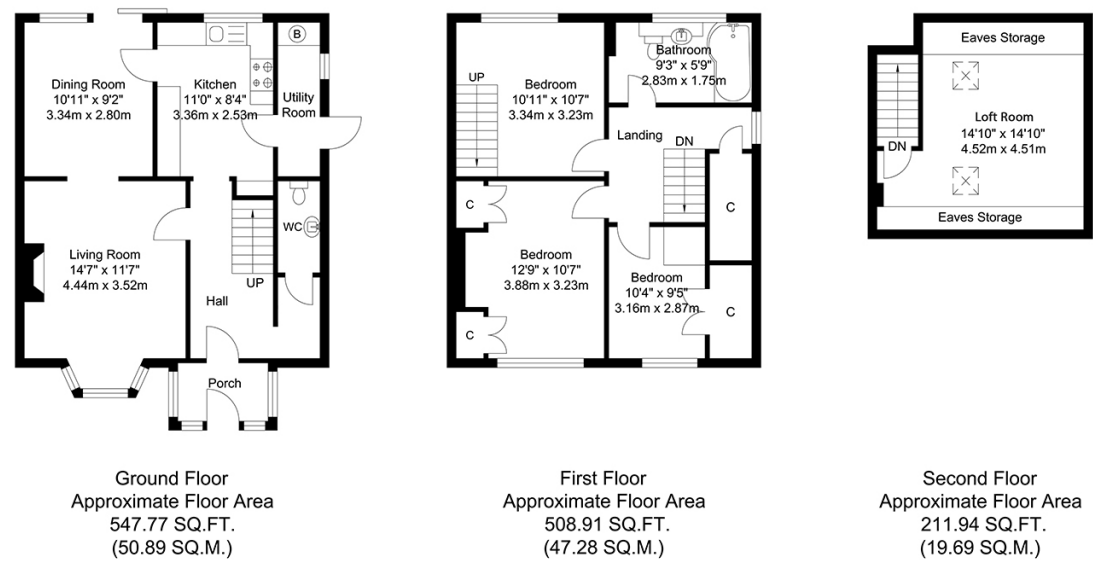
### Rear Garden

Approximately 70ft; patio, lawn; mature bushes, shrubs and trees; shed.

### Information

- Close to sought-after schools incl 4 grammar schools
- 0.5 miles (approx) to Welling Station (direct to 5 London Terminal stations)
- 1.1 miles (approx) to Falconwood Station (direct to 5 London Terminal stations)
- 0.2 miles (approx) to East Wickham Open Space
- 0.6 miles (approx) to Oxleas Woods
- Council Tax Band: D

FLOORPLAN



TOTAL APPROX FLOOR AREA 1268.63 SQ. FT / 117.86 SQ. M  
For Identification Purposes Only.

