



£675,000 Freehold



Totnes Road, Welling



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this stunning 4 bedroom detached house on a generous plot, finished to a very high standard. Close to amenities, schools, and transportation links, including Welling station and Abbey Wood station, with Crossrail/Elizabeth Line, this property comprises large living room/dining room, conservatory, fitted kitchen, utility room, downstairs cloakroom, upstairs family bathroom, and 2 en-suite bathrooms.

Further benefits include off street parking for 2 cars, gas central heating, double glazing, large garden with side and rear access. A rare and exceptional family home ready to move into, and with potential to extend further STPP. Total Internal Area approx: 1,806.29 sq ft (167.81 sq m). EPC Rating C73

FEATURES

- Stunning detached house
- 4 bedrooms
- Large living room / dining room
- Fitted kitchen
- Utility room
- Upstairs family bathroom
- 2 en-suite bathrooms
- Off street parking for 4 cars
- Generous garden with rear and side access





ROOM DESCRIPTIONS

Ground Floor

Porch

Tiled flooring, double glazed.

Entrance Hall

Carpeted, ceiling coving, storage cupboard, radiator with cover.

Living Room / Dining Room

9.45m x 4.46m (31' 0" x 14' 8") Amtico flooring, ceiling coving, radiator; additional radiator with cover; Gazco fireplace, double glazed patio doors, double glazed windows; understairs storage.

Kitchen

2.95m x 2.95m (9' 8" x 9' 8") Tiled flooring; range of wood wall and base units with granite-effect worktops and tiled splashback; stainless steel sink and drainer unit; stainless steel extractor hood; double glazed windows; space and connections for gas cooker; space and connections for American-style fridge/freezer.

Utility Room

2.81m x 1.66m (9' 3" x 5' 5") Tiled flooring; range of wood base units with granite-effect worktops; stainless steel sink and drainer unit; double glazed windows; space and connections for washing machine; space and connections for dryer.

Cloakroom

Tiled flooring, part-tiled walls, ceiling coving; wash-hand basin with vanity unit; w/c, wall-mounted mirror, extractor fan, double glazed windows.

Conservatory

3.29m x 2.06m (10' 10" x 6' 9") Laminate flooring, double glazed.

First Floor

Landing

Carpeted, ceiling coving, double glazed windows.

Bedroom

4.35m x 4.46m (14' 3" x 14' 8") Carpeted, ceiling coving, radiator, fitted wardrobes, double glazed windows.

En-Suite Shower Room

Tiled flooring, tiled walls; large shower enclosure with thermostatic rainfall shower; wash-hand basin with vanity unit; w/c, wall-mounted vanity unit, wall-mounted mirror, radiator, extractor fan.

Bedroom

3.75m x 2.95m (12' 4" x 9' 8") Carpeted, ceiling coving, radiator, fitted wardrobes, double glazed windows.

Bedroom

2.58m x 2.03m (8' 6" x 6' 8") Carpeted, ceiling coving, radiator, double glazed windows.

Family Bathroom

2.06m x 1.83m (6' 9" x 6' 0") Tiled flooring, tiled walls; bath with filler tap and thermostatic rainfall shower; wash-hand basin with vanity unit; w/c, heated towel-rail, wall-mounted mirror, extractor fan, double glazed windows.

Second Floor

Landing

Carpeted, double glazed windows.

Bedroom

6.12m x 3.57m (20' 1" x 11' 9") Carpeted, radiator, dual-aspect double glazed Velux windows.

En-Suite Bathroom

Vinyl flooring; bath with mixer tap; wash-hand basin with vanity unit; w/c, extractor fan, double glazed Velux window.

External

Front Driveway

Off street parking for 2 cars.

Rear Garden

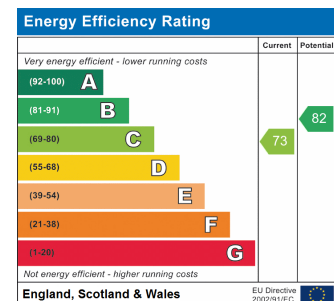
Approximately 50ft x 60ft; patio, lawn, gazebo, outdoor powerpoint, outdoor tap; rear and side access; off street parking for 2 additional cars.

Garage

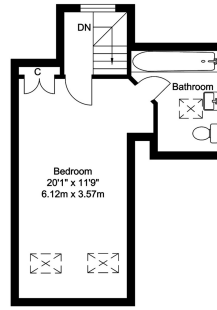
6.30m x 5.20m (20' 8" x 17' 1") Electrical power and lighting; electric roller door, double glazed windows.

Information:

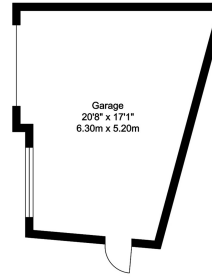
- Council Tax: Band D



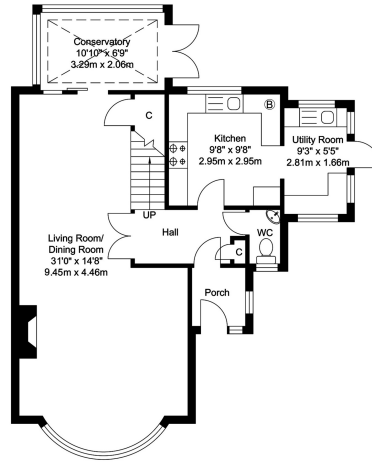
FLOORPLAN



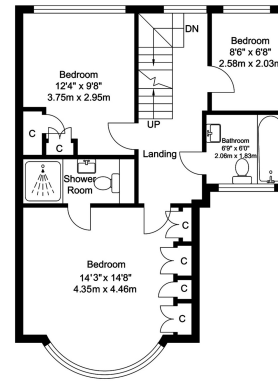
Second Floor
Approximate Floor Area
279.75 SQ.FT.
(25.99 SQ.M.)



Outbuilding
Approximate Floor Area
270.38 SQ.FT.
(25.12 SQ.M.)



Ground Floor
Approximate Floor Area
705.89 SQ.FT.
(65.58 SQ.M.)



First Floor
Approximate Floor Area
550.25 SQ.FT.
(51.12 SQ.M.)

TOTAL APPROX FLOOR AREA 1806.29 SQ. FT / 167.81 SQ. M

For Identification Purposes Only.

