



Guide Price £475,000 Freehold



Gipsy Road, Kent, Welling DA16 1HY



PROPERTY DESCRIPTION

GUIDE PRICE • £475,000 - £500,000 • RE/MAX SELECT are delighted to offer for sale this extended 1930s Normans semi-detached house, situated on a popular residential road close to schools, amenities, and transport links including Bexleyheath station. This property comprises 3 bedrooms, living room, extended dining room, fitted kitchen, fitted upstairs family bathroom, separate cloakroom, and downstairs wet room.

Further benefits include double glazing, gas central heating, 60ft (approx) garden, garage, and off street parking for 2 cars. CHAIN FREE!
Total Internal Area approx: 1,268.63 sq ft (117.86 sq m). EPC Rating D64





ROOM DESCRIPTIONS

Ground Floor

Porch

Tiled flooring, double glazed.

Hallway

Carpeted, ceiling coving, radiator, understairs cupboards; carpeted stairs leading to first floor.

Living Room

14' 6" x 12' 6" (4.41m x 3.82m) Carpeted, picture rail, radiator, double glazed windows.

Family / Dining Room

22' x 11' 7" (6.70m x 3.52m) Carpeted, ceiling coving, radiator, double glazed windows, double glazed french doors.

Kitchen

11' 7" x 7' (3.53m x 2.13m) Vinyl flooring; range of wood wall and base units with tiled splashback; stainless steel sink and drainer unit; fitted extractor hood; space and connections for dishwasher; space and connections for washing machine; space for fridge; space for freezer; boiler; double glazed windows, double glazed door.

Wet Room

9' 1" x 3' 7" (2.78m x 1.10m) Tiled walls, electric shower, wash-hand basin, w/c, heated-towel rail, extractor fan, double glazed windows.

First Floor

Landing

Carpeted, ceiling coving, double glazed window; access to part-boarded and insulated loft with drop-down ladder and light.

Bedroom

14' 10" x 11' 5" (4.53m x 3.48m) Carpeted, radiator, fitted wardrobes, double glazed windows.

Bedroom

11' 9" x 11' 9" (3.58m x 3.57m) Carpeted, radiator, fitted wardrobes, double glazed windows.

Bedroom

7' 1" x 6' 11" (2.17m x 2.11m) Carpeted, radiator, double glazed windows.

Family Bathroom

6' 9" x 5' 7" (2.07m x 1.70m) Lino flooring, tiled walls, shower, wash-hand basin, radiator, extractor fan, double glazed windows.

Cloakroom

Vinyl flooring, w/c, double glazed window.

External

Front Driveway

Off street parking for 2 cars.

Rear Garden

Approximately 60ft; patio, lawn, outdoor tap; shed; side access.

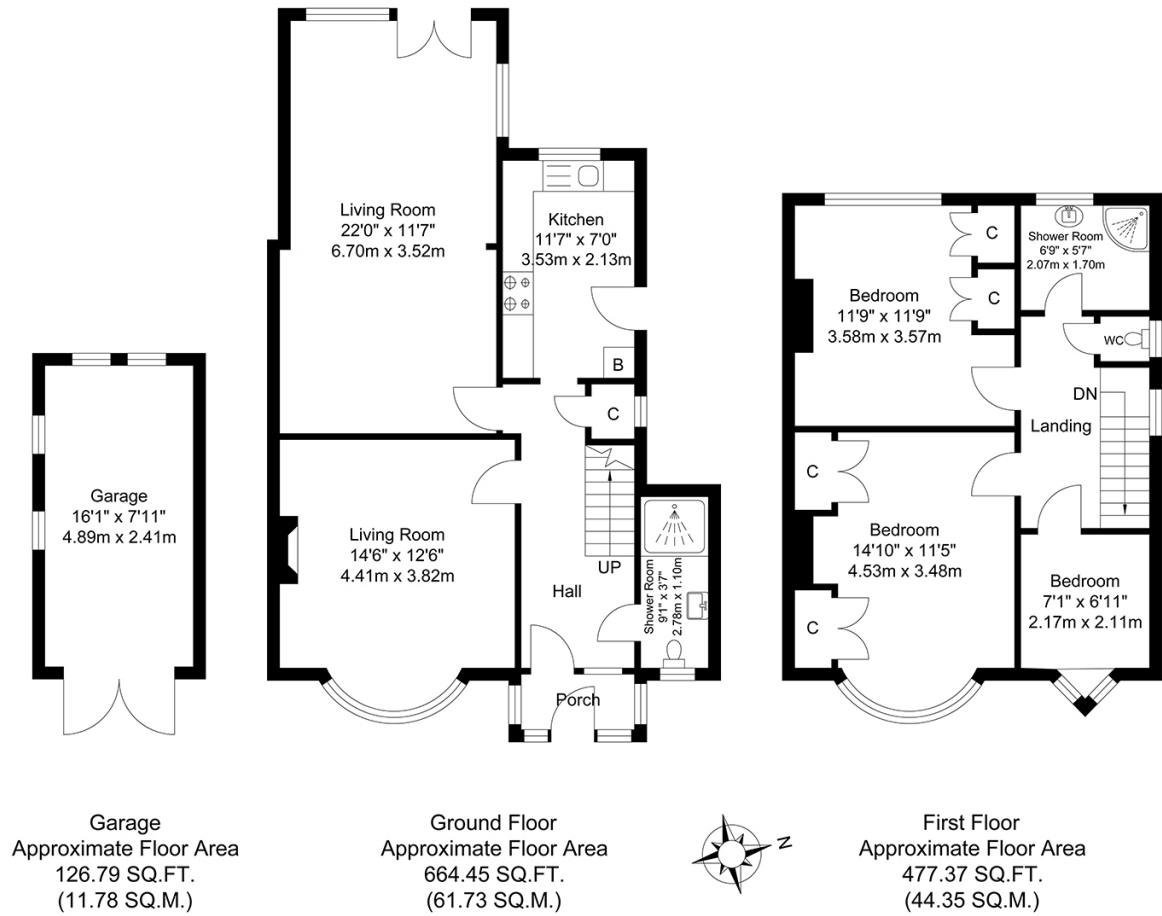
Garage

16' 1" x 7' 11" (4.89m x 2.41m) Electrical power.

Information

- Close to sought-after schools incl 4 grammar schools
- 0.5 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- Easy access to A2 / M25
- 0.6 miles (approx) to Danson Park & Lake
- 1.0 mile (approx) to Broadway shopping centre
- Council Tax: Band E

FLOORPLAN



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

