



Guide Price £600,000 Freehold



Okehampton Crescent, Welling, Kent





## PROPERTY DESCRIPTION

GUIDE PRICE £600,000 - £625,000 • RE/MAX SELECT are delighted to offer for sale this extended 1930s semi-detached Stevens house situated on a popular residential road, close to transport links, schools, and amenities. This spacious property comprises 6 bedrooms, large through-lounge, extended fitted kitchen/breakfast room, downstairs shower room, and upstairs family bathroom. Further benefits include gas central heating, double glazing, porch, integral garage, 40ft (approx) south-east facing rear garden, and off street parking for 3 cars. CHAIN FREE!

Total Internal Area approx: 1,726.20 sq ft (160.37 sq m). EPC Rating C69

## FEATURES

- 1930's semi-detached Stevens house
- 6 bedrooms
- Large through-lounge
- Extended fitted kitchen / breakfast room
- Upstairs family bathroom
- Downstairs shower room
- Integral garage
- Off street parking for 3 cars
- 40ft (approx) south-east facing rear garden





ROOM DESCRIPTIONS

GROUND FLOOR

**Porch**  
Tiled flooring, double glazed windows, uPVC double glazed doors.

**Entrance Hall**  
Tiled flooring, ceiling coving, radiator, understairs storage.

**Living Room / Dining Room**  
9.26m x 3.77m (30' 5" x 12' 4") Carpeted, ceiling coving, 3 radiators, log-burner; double glazed windows with blinds; uPVC double glazed french doors with blinds.

**Kitchen / Breakfast Room**  
4.55m x 4.05m (14' 11" x 13' 3") Tiled flooring, ceiling coving; gloss wall and base units with granite-effect worktops and tiled splashback; Rangemaster gas cooker, stainless steel Rangemaster extractor hood; ceramic sink and drainer; wall-mounted boiler, radiator; space and connections for fridge; space and connections for freezer; space and connections for dishwasher; space and connections for washing machine; space and connections for dryer; double glazed windows with roller blinds; uPVC double glazed door.

**Lobby**  
Tiled flooring, ceiling coving.

**Downstairs Shower Room**  
Tiled flooring, ceiling coving; shower enclosure with thermostatic shower; wash-hand basin, w/c, radiator, extractor fan.

**Integral Garage**  
4.76m x 2.25m (15' 7" x 7' 5") Electrical power and lighting; hinged garage doors.

FIRST FLOOR

**Landing**  
Carpeted, ceiling coving, radiator; airing cupboard housing water tank; double glazed windows with blinds.

**Bedroom**  
4.19m x 3.36m (13' 9" x 11' 0") Carpeted, ceiling coving, 2 radiators; double glazed windows with blinds.

**Bedroom**  
3.65m x 3.28m (12' 0" x 10' 9") Carpeted, ceiling coving, radiator, fitted wardrobes; double glazed windows with blinds.

**Bedroom**  
4.10m x 2.24m (13' 5" x 7' 4") Laminate flooring, ceiling coving, radiator, wardrobes, double glazed windows with blinds.

**Bedroom**  
3.25m x 2.23m (10' 8" x 7' 4") Laminate flooring, ceiling coving, radiator, fitted wardrobes, wash-hand basin; double glazed windows with blinds.

**Family Bathroom**  
3.30m x 2.15m (10' 10" x 7' 1") Tiled flooring, part-tiled walls, 2 heated towel-rails; bath with shower-mixer; large shower enclosure with thermostatic shower; vanity unit with wash-hand basin; w/c; double glazed window with roller blind.

SECOND FLOOR

**Landing**  
Carpeted; double glazed window with roller blind.

**Bedroom**  
4.11m x 3.94m (13' 6" x 12' 11") Carpeted, radiator, eaves storage, double glazed window.

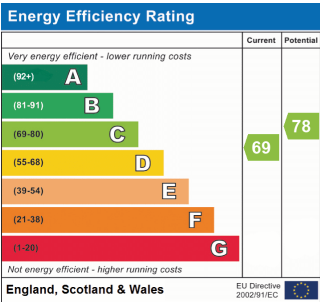
**Bedroom**  
4.12m x 2.30m (13' 6" x 7' 7") Carpeted, radiator, eaves storage, double glazed window.

EXTERNAL

**Front Driveway**  
Off street parking for 3 cars; electrical powerpoints.

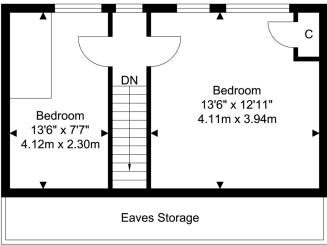
**Rear Garden**  
Approximately 40ft, south-east facing; patio, lawn, outdoor tap; shed with electrical power.

- Information:**
- Close to sought-after schools incl 4 grammar schools
  - Easy access to A2 / M25
  - 1.3 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
  - 1.3 miles (approx) to Welling Station (direct to 5 London Terminal stations)
  - 1.4 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
  - 1.3 miles (approx) to Danson Park & Lake
  - 2.0 mile (approx) to Broadway shopping centre
  - Council Tax: Band E

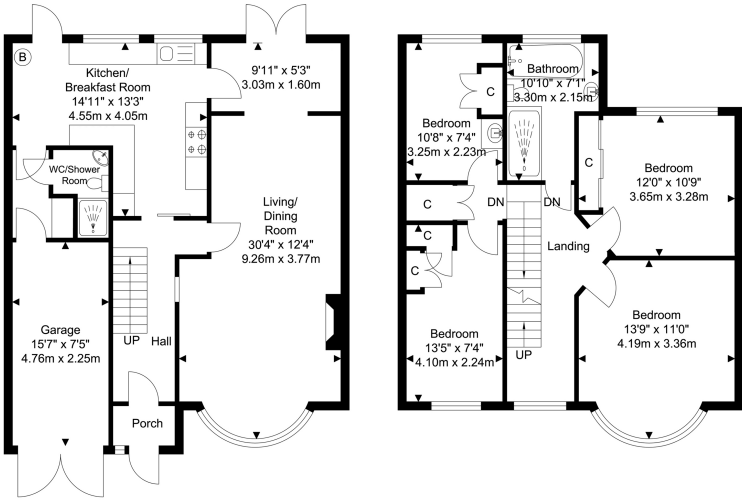




FLOORPLAN



Second Floor  
Approximate Floor Area  
321.08 SQ.FT.  
(29.83 SQ.M.)



Ground Floor  
Approximate Floor Area  
752.72 SQ.FT.  
(69.93 SQ.M.)

First Floor  
Approximate Floor Area  
652.40 SQ.FT.  
(60.61 SQ.M.)

TOTAL APPROX FLOOR AREA 1726.20 SQ. FT / 160.37 SQ. M  
For Identification Purposes Only.

