



## PROPERTY DESCRIPTION

GUIDE PRICE £450,000 - £475,000 • RE/MAX SELECT are delighted to offer for sale this immaculate 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, large fitted kitchen, upstairs family bathroom, and en-suite shower room.

Further benefits include double glazing, gas central heating, 35ft (approx) south-facing rear garden, off street parking. Total Internal Area approx: 1,027.73 sq ft (95.48 sq m). EPC D64

# **FEATURES**

- Semi detached Stevens house
- 3 bedrooms
- Living room
- Dining room
- Large fitted kitchen

- Upstairs family bathroom
- En-suite shower room
- Off street parking
- 35ft (approx) south-facing garden









# ROOM DESCRIPTIONS GROUND FLOOR

#### Entrance Hall

Laminate tiled flooring, radiator, glass balustrades; understairs cupboards.

## Living Room

4.14m x 3.82m (13' 7" x 12' 6") Carpeted, ceiling coving, picture rail, radiator, double glazed windows.

# **Dining Room**

3.61m x 3.30m (11' 10" x 10' 10") Laminate tiled flooring, 2 radiators, double glazed windows; double glazed french doors.

#### Kitchen

4.10m x 3.72m (13' 5" x 12' 2") Laminate tiled flooring; range of gloss wall and base units with marble-effect worktops and tiled splashback; breakfast bar with marble-effect worktops; ceramic sink and drainer unit; fitted oven and grill; fitted gas hob; stainless steel extractor hood; fitted microwave; American-style fridge/freezer; space and connections for dishwasher; space and connections for washing machine; cupboard housing boiler; double glazed windows with roller blinds.

# **FIRST FLOOR**

# Landing

Carpeted; access to loft.

#### **Bedroom**

 $4.12m \times 3.82m (13' 6" \times 12' 6")$  Carpeted, ceiling coving, picture rail, radiator, double glazed windows.

#### **Bedroom**

 $3.30 \text{m} \times 2.58 \text{m} (10^{\circ} 10^{\circ} \times 8^{\circ} 6^{\circ})$  Carpeted, radiator, fitted wardrobe, double glazed windows.

## **En-Suite Shower Room**

 $2.57m \times 0.88m$  (8' 5" x 2' 11") Laminate flooring, tiled walls; shower cubicle with thermostatic shower; wash-hand basin, w/c, double glazed window.

#### Bedroom

2.60m x 2.32m (8' 6" x 7' 7") Carpeted, radiator; double glazed windows with roller blinds.

## Family Bathroom

 $1.62 \text{m} \times 1.48 \text{m}$  (5' 4" x 4' 10") Tiled flooring, tiled walls; bath with thermostatic shower over; wash-hand with mixer tap; w/c; 2 wall-mounted vanity units; towel-rail, double glazed window.

## **EXTERNAL**

## Front Driveway

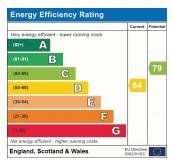
Off street parking.

## Rear Garden

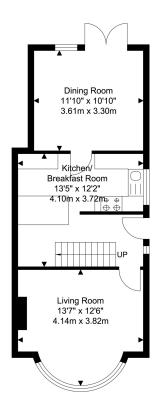
Approximately 35ft, south-facing; patio, flowerbeds; mature palm tree; outdoor powerpoint; side access; shed.

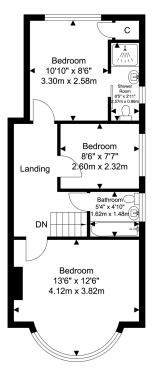
#### Information:

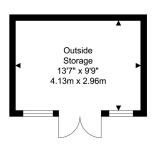
- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 1.1 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- Immediate access to Stevens Park
- Council Tax: Band D



# **FLOORPLAN**







Ground Floor Approximate Floor Area 448.10 SQ.FT. (41.63 SQ.M.) First Floor Approximate Floor Area 448.10 SQ.FT. (41.63 SQ.M.) Outbuilding Approximate Floor Area 131.53 SQ.FT. (12.22 SQ.M.)

TOTAL APPROX FLOOR AREA 1027.73 SQ. FT / 95.48 SQ. M For Identification Purposes Only.



