



Guide Price £450,000 Freehold



Tenby Road, Welling



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

Bedroom

3.30m x 2.58m (10' 10" x 8' 6") Carpeted, radiator, fitted wardrobe, double glazed windows.

En-Suite Shower Room

2.57m x 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

1.62m x 1.48m (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

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	64	79		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

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.

