



Guide Price £450,000 Freehold



Hillsgrove Close, Welling, Kent DA16 1AR



PROPERTY DESCRIPTION

GUIDE PRICE £450,000 - £475,000 • RE/MAX SELECT are delighted to offer for sale this extended semi-detached house located in a quiet cul-de-sac location, close to schools, amenities, and transport links.

This property comprises 3 bedrooms, living/dining room, fitted kitchen, upstairs family bathroom, ground floor cloakroom, and conservatory. Further benefits include double glazing, gas central heating, off street parking, and 50ft (approx) south-facing rear garden.

Total Internal Area approx: 1,000.72 sq ft (92.97 sq m)





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Mosaic tiled flooring, panelled walls; carpeted stairs leading to first floor.

Living Room

4.87m x 3.68m (16' 0" x 12' 1") Wood flooring, radiator; door leading to conservatory.

Kitchen

14' 8" x 8' 6" (4.46m x 2.60m) Tiled flooring; range of wall and base units with complementary worktops; sink and drainer with mixer tap; space and connections for a range-style cooker; space and connections for fridge/freezer; space and connections dishwasher; space and connections for washing machine; radiator, double glazed windows.

Conservatory

4.46m x 2.68m (14' 7" x 8' 10") Carpeted, double glazed windows, door leading to rear garden.

Cloakroom

Tiled flooring; vanity unit with wash-hand basin; w/c, double glazed frosted window.

First Floor

Landing

Carpeted, access to loft.

Bedroom

4.65m x 2.53m (15' 3" x 8' 4") Wood-effect flooring, radiator, double glazed windows.

Bedroom

3.54m x 2.85m (11' 7" x 9' 4") Wood flooring, radiator, double glazed windows.

Bedroom

2.84m x 2.24m (9' 4" x 7' 4") Wood flooring, radiator, double glazed windows.

Family Bathroom

2.08m x 1.70m (6' 10" x 5' 7") Vinyl flooring, tiled walls; panelled bath with shower-mixer; vanity wash-hand basin; w/c, double glazed frosted windows.

External

Front Garden

Off street parking; artificial lawn.

Rear Garden

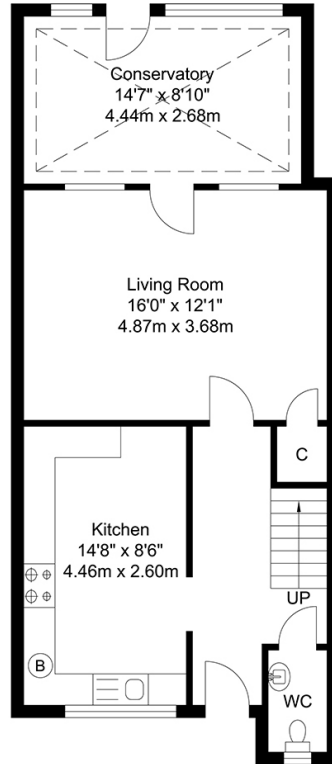
Approximately 50ft, south-facing; patio, artificial lawn, flowerbeds, outdoor tap; shed.

Information

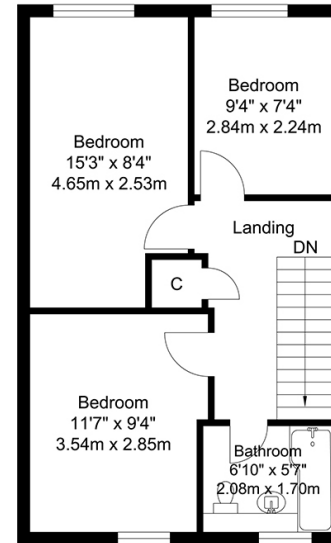
- Close to sought-after schools incl 4 grammar schools
- 1.0 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 1.0 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 100ft (approx) to Hillsgrove Primary School
- 0.2 miles (approx) to Stevens Park
- Council Tax: Band D



FLOORPLAN



Ground Floor
Approximate Floor Area
570.59 SQ.FT.
(53.01 SQ.M.)



First Floor
Approximate Floor Area
430.12 SQ.FT.
(39.96 SQ.M.)

TOTAL APPROX FLOOR AREA 1000.72 SQ. FT / 92.97 SQ. M
For Identification Purposes Only.

