



Offers Over £450,000 Freehold



Brixham Road, Welling





## PROPERTY DESCRIPTION

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, large open-plan kitchen/dining room, and upstairs family bathroom.

Further benefits include double glazing, gas central heating, off street parking for 2 cars, large multi-functional outbuilding, and approximately 35ft garden. Total Internal Area approx: 1,016.54 sq ft (94.44 sq m). EPC D59

## FEATURES

- Semi detached Stevens house
- 3 bedrooms
- Living room
- Open-plan kitchen / dining room
- Upstairs family bathroom
- Off street parking for 2 cars
- 35ft (approx) rear garden
- Large multi-functional outbuilding





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Laminate tiled flooring, ceiling coving, radiator.

#### Living Room

4.14m x 3.56m (13' 7" x 11' 8") Solid wood flooring, radiator, gas fireplace, double glazed windows with shutters.

#### Kitchen / Breakfast Room

5.44m x 4.15m (17' 10" x 13' 7") Laminate tiled flooring; range of soft-closing gloss wall and base units with plinth lighting, wood worktops and upstands; fitted gas hob with tiled splashback; stainless steel extractor hood; integrated dishwasher, integrated washing machine; fitted oven and grill; stainless steel sink and drainer unit; breakfast bar with soft-closing base units and wood worktops; radiator with cover; additional vertical radiator; dual-aspect double glazed windows; double glazed french doors.

### FIRST FLOOR

#### Landing

Carpeted, ceiling coving, storage cupboard; access to loft.

#### Bedroom

4.10m x 3.82m (13' 5" x 12' 6") Carpeted, ceiling coving, radiator, double glazed windows with roller blinds.

#### Bedroom

4.34m x 2.73m (14' 3" x 8' 11") Carpeted, radiator, fitted wardrobe, double glazed windows with roller blind.

#### Bedroom

3.64m x 2.63m (11' 11" x 8' 8") Carpeted, ceiling coving, picture rail, radiator, fitted wardrobe, double glazed window with roller blind.

#### Family Bathroom

1.93m x 1.85m (6' 4" x 6' 1") Tiled flooring, tiled walls; bath with shower-mixer and screen; wash-hand basin, w/c, radiator, double glazed window.

### EXTERNAL

#### Front Driveway

Off street parking for 2 cars.

#### Rear Garden

Approximately 35ft; patio, lawn, outdoor tap; side access.

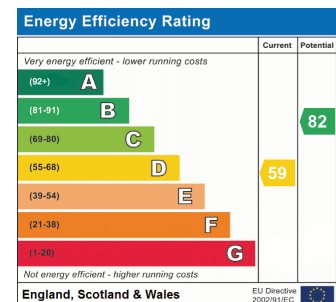


### Outbuilding

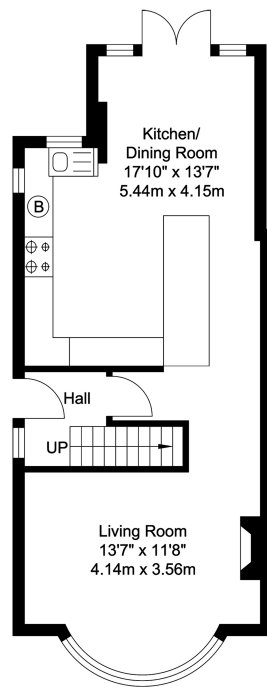
4.00m x 2.83m (13' 1" x 9' 3") Electrical power and lighting; double glazed windows.

### Information:

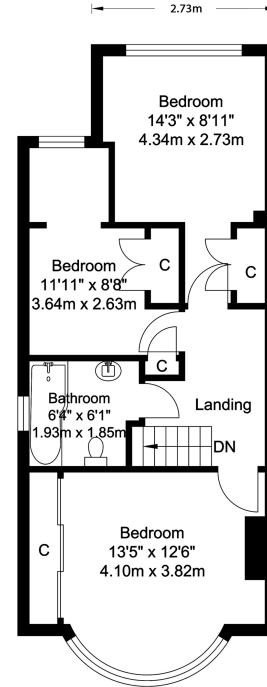
- Council Tax: Band D



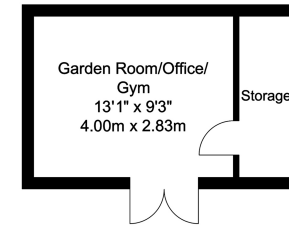
# FLOORPLAN



Ground Floor  
Approximate Floor Area  
437.12 SQ.FT.  
(40.61 SQ.M.)



First Floor  
Approximate Floor Area  
440.67 SQ.FT.  
(40.94 SQ.M.)



Outbuilding  
Approximate Floor Area  
138.74 SQ.FT.  
(12.89 SQ.M.)

TOTAL APPROX FLOOR AREA 1016.54 SQ. FT / 94.44 SQ. M  
For Identification Purposes Only.

