

RE/MAX
SELECT

Guide Price £500,000 Freehold



Lynmere Road, Welling DA16 1PB



PROPERTY DESCRIPTION

GUIDE PRICE £500,000 - £525,000 • RE/MAX SELECT are delighted to offer for sale this extended semi-detached house, close to schools, amenities, and transport links including Welling station. The property comprises 3 bedrooms, large living room, extended kitchen/dining room, downstairs cloakroom, and extended upstairs family bathroom.

Further benefits include double glazing, gas central heating, studio/cabin, 35ft 3in workshop, 70ft (approx) rear garden, and off street parking.

Total Internal Area approx: 1,464.75 sq ft (136.08 sq m).





ROOM DESCRIPTIONS

Ground Floor

Hallway

Engineered wood flooring, ceiling coving, radiator, understairs cupboards, double glazed window.

Living Room

17' 7" x 12' 5" (5.36m x 3.78m) Engineered wood flooring, ceiling coving, radiator; gas fireplace with marble surround; double glazed windows with shutters.

Kitchen / Dining Room

17' x 16' 7" (5.19m x 5.06m) Tiled flooring, ceiling coving; range of soft-closing wall and base units with granite worktops, granite upstands, and plinth heaters; fitted 6-ring gas hob with tiled splashback; stainless steel extractor hood; fitted oven and grill; sink and drainer unit; American-style fridge/freezer; space and connections for dishwasher; space and connections for washing machine; space and connections for dryer; vertical radiator, double glazed Velux skylights, double glazed windows, double glazed french doors.

Cloakroom

Tiled floor, wash-hand basin, w/c, extractor fan; wall-mounted combination boiler.

First Floor

Landing

Carpeted, double glazed windows.

Bedroom

12' 4" x 10' 4" (3.75m x 3.14m) Laminate flooring, radiator; double glazed windows with shutters.

Bedroom

11' 11" x 10' 7" (3.63m x 3.23m) Carpeted, radiator, fitted wardrobes, double glazed windows.

Bedroom

8' 5" x 7' 1" (2.57m x 2.16m) Carpeted, radiator, wardrobes; double glazed windows with integrated blinds.

Family Bathroom

8' 7" x 6' 8" (2.61m x 2.04m) Vinyl flooring, tiled walls; bath with shower-mixer; large shower enclosure with rainfall fitting; wash-hand basin, w/c; Victorian-style heated towel-rail; extractor fan, double glazed window.

External

Front Driveway

Off street parking.

Rear Garden

Approximately 70ft; decking, lawn, outdoor tap, outdoor powerpoints, outdoor lighting; side access.

Workshop

35' 3" x 8' 6" (10.75m x 2.60m) Range of base units with granite-effect worktops; double glazed windows, electrical power.

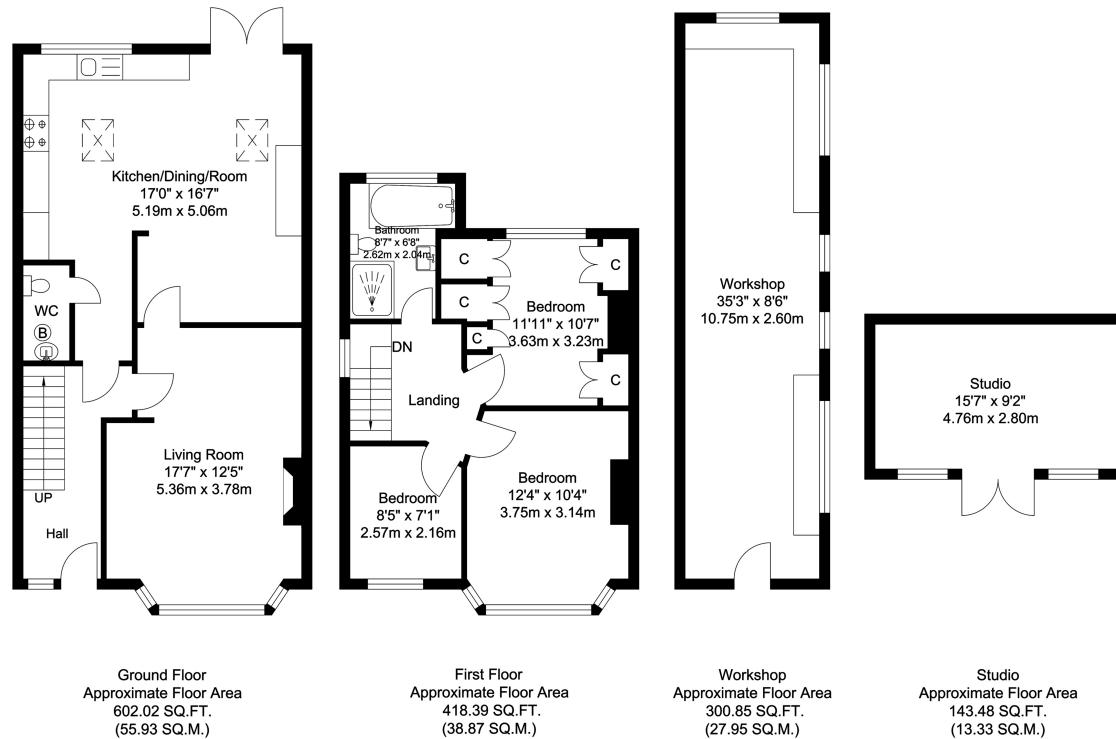
Cabin

15' 7" x 9' 2" (4.76m x 2.80m) Laminate flooring, cupboards, double glazed windows, electrical power.

Information:

- Council Tax: Band D

FLOORPLAN



TOTAL APPROX FLOOR AREA 1464.75 SQ. FT / 136.08 SQ. M
For Identification Purposes Only.

