

**RE/MAX**  
**SELECT**

Offers Over £475,000 Freehold



Elsa Road, Welling



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this 1930s Stevens-built extended semi-detached house situated on a popular residential road close to schools, amenities, and transport links including Bexleyheath Station. This property comprises 3 bedrooms, impressive open-plan kitchen/dining room/living room, and upstairs family bathroom.

Further benefits include double glazing, gas central heating, summerhouse, 90ft (approx) south-facing rear garden, and off street parking.

Total Internal Area approx: 1,160.45 sq ft (107.81 sq m). CHAIN FREE!





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Open-Plan Kitchen / Dining Room / Living Room

8.16m x 5.37m (26' 9" x 17' 7")

#### Hallway Area:

Carpeted, ceiling coving, dado rail, radiator, double glazed window; understairs cupboard housing combination boiler.

#### Living Room Area:

Laminate flooring, radiator, ceiling coving, gas fireplace, double glazed windows with venetian blinds.

#### Kitchen / Dining Room Area

Laminate flooring, ceiling coving; radiator with cover; range of wood wall and base units with tiled splashback; stainless steel sink and drainer unit; stainless steel extractor hood; space and connections for gas cooker; space and connections for fridge/freezer; space and connections for washing machine; double glazed window with venetian blind; uPVC double glazed french doors with integrated blinds.

### FIRST FLOOR

#### Landing

Carpeted, ceiling coving, dado rail.

#### Bedroom

3.72m x 3.30m (12' 2" x 10' 10") Carpeted, ceiling coving, radiator, fitted wardrobes, double glazed windows.

#### Bedroom

4.50m x 3.60m (14' 9" x 11' 10") Laminate flooring, ceiling coving, radiator, double glazed windows.

#### Bedroom

2.58m x 1.96m (8' 6" x 6' 5") Carpeted, ceiling coving, radiator, double glazed windows.

#### Family Bathroom

2.65m x 1.73m (8' 8" x 5' 8") Tiled flooring, tiled walls; bath with both shower mixer and thermostatic shower over; vanity unit with wash-hand basin; w/c, wall-mounted vanity unit, heated towel-rail, double glazed window.

### EXTERNAL

#### Front Driveway

Gated; off street parking.

#### Rear Garden

Approximately 90ft, south-facing; patio, lawn, outdoor tap; shed; side access.

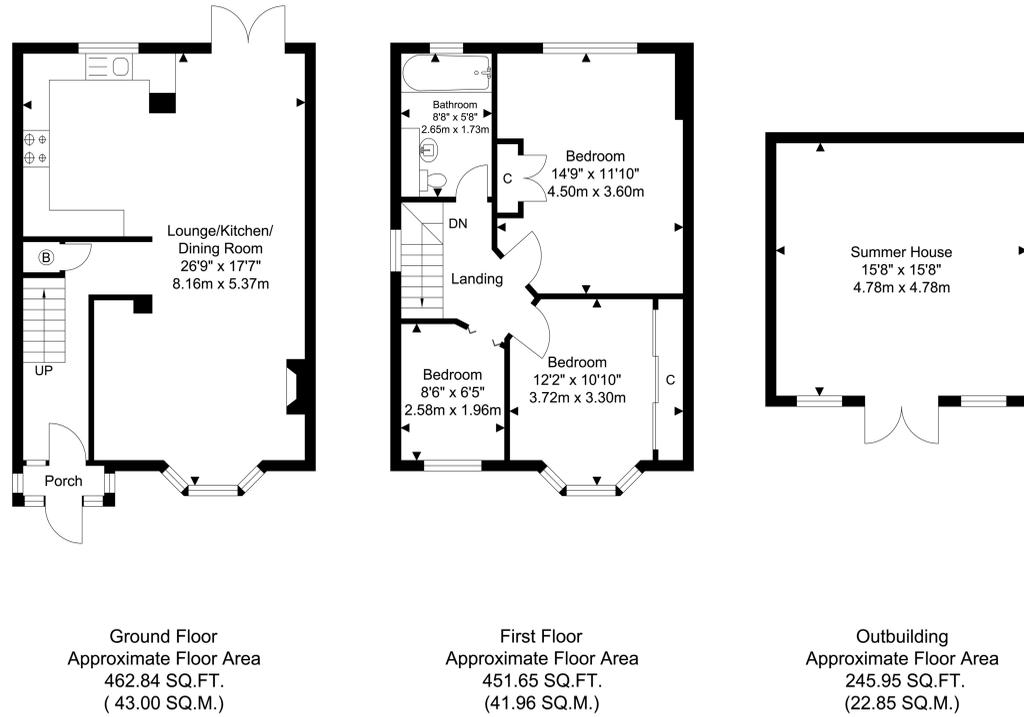
#### Summerhouse

4.78m x 4.78m (15' 8" x 15' 8") Electrical power and lighting; double glazed windows.

#### Information:

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.6 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 0.8 miles (approx) to Welling Station (direct to 5 London Terminal stations)
- 1.6 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 0.5 miles (approx) to Danson Park & Lake
- 1.1 miles (approx) to Broadway Shopping Centre
- Council Tax: Band D

# FLOORPLAN



TOTAL APPROX FLOOR AREA 1160.45 SQ. FT / 107.81 SQ. M  
For Identification Purposes Only.

