



Guide Price £500,000 Freehold



South Gipsy Road, Welling, Kent



## PROPERTY DESCRIPTION

GUIDE PRICE £500,000 - £525,000 • RE/MAX SELECT are delighted to offer for sale this IMMACULATE Victorian end-of-terrace house, situated on a popular road close to schools, amenities, and transportation links including Bexleyheath station. This property comprises 3 bedrooms, living room, dining room, luxury fitted kitchen, luxury downstairs bathroom, and upstairs cloakroom.

Further benefits include double glazing, gas central heating, 45ft (approx) rear garden, LARGE MULTI-PURPOSE outbuilding, shed, and off street parking. Total Internal Area approx: 1,117.61 sq ft (103.83 sq m)

## FEATURES

- Immaculate Victorian end-of-terrace house
- 3 bedrooms
- Living room
- Dining room
- Luxury kitchen
- Luxury family bathroom
- Upstairs cloakroom
- 45ft (approx) rear garden
- Off street parking
- Double glazing & gas central heating





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Wood flooring, ceiling coving, dado rail, radiator with cover.

#### Living Room

4.14m x 3.17m (13' 7" x 10' 5") Wood flooring, ceiling coving, picture rail, fitted cupboards, decorative fireplace; radiator with cover; double glazed windows with roller blinds.

#### Dining Room

4.38m x 3.50m (14' 4" x 11' 6") Wood flooring, ceiling coving, picture rail, radiator; additional radiator with cover; understairs storage; double glazed windows with roller blinds.

#### Kitchen

2.94m x 2.80m (9' 8" x 9' 2") Ceramic tiled flooring, ceiling coving; range of soft-closing wood wall and base units with quartz worktops and upstands; pelmet lighting and tiled splashback; ceramic sink, extractor hood, integrated washing machine, integrated dishwasher; space and connections for electric cooker; space and connections for fridge/freezer; double glazed windows with roller blinds.

#### Lobby

Ceramic flooring, radiator, uPVC door.

#### Family Bathroom

2.70m x 2.57m (8' 10" x 8' 5") Ceramic flooring, panelled walls; shower enclosure with thermostatic shower; bath with shower-mixer; wash-hand basin, w/c, wall-mounted vanity unit, column radiator, extractor fan, double glazed windows.

### FIRST FLOOR

#### Landing

Carpeted, ceiling coving; access to loft.

#### Bedroom

4.35m x 3.50m (14' 3" x 11' 6") Laminate flooring, ceiling coving, radiator, double glazed windows.

#### Bedroom

2.70m x 2.51m (8' 10" x 8' 3") Carpeted, ceiling coving, radiator, double glazed windows.

#### Bedroom

2.80m x 2.80m (9' 2" x 9' 2") Carpeted, ceiling coving, 2 radiators, fitted wardrobes, double glazed windows.

#### Cloakroom

Vinyl flooring, ceiling coving, wash-hand basin, w/c, extractor fan.

### EXTERNAL

#### Front Driveway

Off street parking for 1 car.

#### Rear Garden

Approximately 45ft; patio, artificial lawn, outdoor tap, outdoor powerpoint.

#### Office / Studio

4.27m x 3.07m (14' 0" x 10' 1") Laminate flooring, 2 radiators, electrical power and lighting.

#### Shed

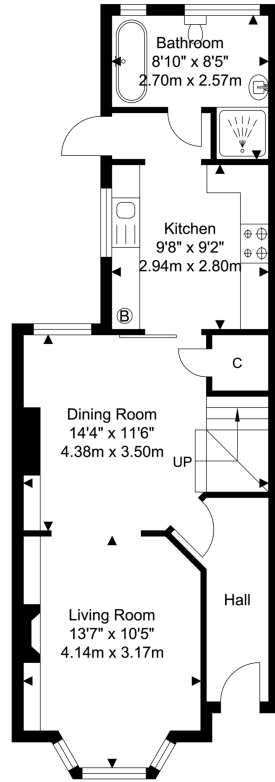
3.24m x 1.22m (10' 8" x 4' 0") Electrical power and lighting.

#### Information:

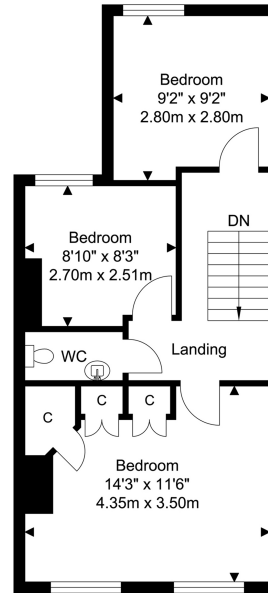
- 0.6 miles to Bexleyheath Station (direct to 5 London Terminal stations)
- Close to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- 0.2 miles (approx) to Danson Park & Lake
- 0.3 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 1.0 miles (approx) to Broadway Shopping Centre
- Council Tax: Band D



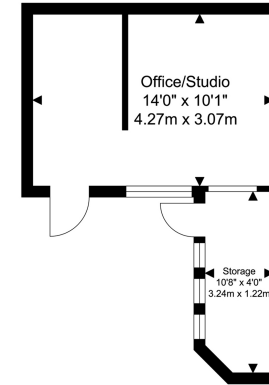
# FLOORPLAN



Ground Floor  
Approximate Floor Area  
507.62 SQ.FT.  
(47.16 SQ.M.)



First Floor  
Approximate Floor Area  
425.38 SQ.FT.  
(39.52 SQ.M.)



Outbuilding  
Approximate Floor Area  
184.60 SQ.FT.  
(17.15 SQ.M.)

TOTAL APPROX FLOOR AREA 1117.61 SQ. FT / 103.83 SQ. M  
For Identification Purposes Only.

