



Offers Over £375,000 Freehold



Budleigh Crescent, Welling, Kent



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this semi-detached Stevens house on a popular residential road close to schools, amenities, and transport links. The property comprises 2 bedrooms, living room, dining room, fitted kitchen, and upstairs family bathroom.

Further benefits include double glazing, gas central heating, 55ft (approx) south-east facing rear garden, and off street parking for 2 cars. CHAIN FREE!

Total Internal Area approx: 714.29 sq ft (66.36 sq m). EPC D59

FEATURES

- Semi detached Stevens house
- 2 bedrooms
- Living room
- Dining room
- Fitted kitchen
- Upstairs family bathroom
- Off street parking for 2 cars
- 55ft (approx) south-east facing rear garden
- Double glazing & gas central heating





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Carpeted, uPVC door, double glazed windows.

Living Room

4.17m x 3.58m (13' 8" x 11' 9") Carpeted, radiator; double glazed windows with blinds.

Dining Room

4.17m x 3.14m (13' 8" x 10' 4") Carpeted, radiator, understairs cupboard, uPVC double glazed french doors.

Kitchen

2.70m x 1.78m (8' 10" x 5' 10") Carpeted; range of soft-closing wood wall and base units with granite-effect worktops; sink and drainer unit; space and connections for gas cooker; space and connections for fridge; space and connections for washing machine; double glazed windows.

FIRST FLOOR

Landing

Carpeted; access to loft.

Bedroom

4.16m x 3.79m (13' 8" x 12' 5") Carpeted, radiator, fitted wardrobes; double glazed windows with blinds.

Bedroom

4.17m x 2.42m (13' 8" x 7' 11") Carpeted, radiator, double glazed windows.

Family Bathroom

Vinyl tiled flooring, tiled walls; bath with shower-mixer and electric shower over; wash-hand basin, w/c, double glazed windows.

EXTERNAL

Front Driveway

Off street parking for 2 cars.

Rear Garden

Approximately 55ft; patio, decked area, lawn, flowerbeds, outdoor tap; shed; side access.

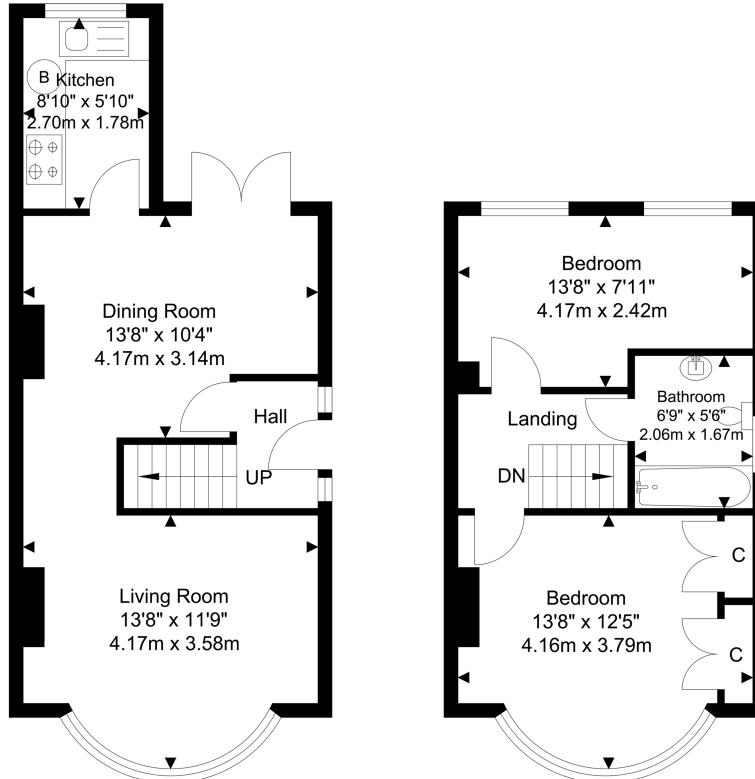


Information:

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 1.7 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 1.3 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 0.2 miles (approx) to Hillsgrove Primary School
- 1.0 miles (approx) to Bedonwell Primary School
- 0.5 miles (approx) to Bostal Heath & Woods
- Council Tax: Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	
(55-68)	D	
(39-54)	E	59
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

FLOORPLAN



TOTAL APPROX FLOOR AREA 714.29 SQ.FT / 66.36 SQ. M
For Identification Purposes Only.

