



Offers Over £475,000 Freehold



Budleigh Crescent, Welling



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this extended semi-detached Stevens house situated on a popular residential road, close to schools, amenities, and transport links.

This property comprises 3 bedrooms, living room, dining room, fully fitted kitchen, upstairs family bathroom, and 45ft (approx) rear garden. Further benefits include porch, downstairs cloakroom, double glazing, gas central heating, and off street parking for 2 cars.

Total Internal Area approx: 1,002.12 sq ft (93.10 sq m). EPC D63

FEATURES

- Extended 1930s semi-detached Stevens house
- 3 bedrooms
- Living room
- Dining room
- Extended fitted kitchen
- Upstairs family bathroom
- Downstairs cloakroom
- Off street parking for 2 cars
- 45ft (approx) rear garden
- Double glazing and central heating





ROOM DESCRIPTIONS

GROUND FLOOR

Porch

Tiled flooring, ceiling coving, radiator, uPVC double glazed door, double glazed window.

Cloakroom

Tiled flooring, part-tiled walls, wash-hand basin, w/c, double glazed window.

Living Room

4.15m x 3.07m (13' 7" x 10' 1") Laminate flooring, ceiling coving, dado rail, radiator, electric fireplace; double glazed windows with shutters.

Dining Room

4.15m x 3.96m (13' 7" x 13' 0") Laminate flooring, ceiling coving, dado rail, radiator, understairs cupboards.

Kitchen / Breakfast Room

4.18m x 3.23m (13' 9" x 10' 7") Tiled flooring, ceiling coving; range of wood wall and base units with wood worktops and tiled splashback; stainless steel sink and drainer unit; extractor hood; space and connections for range-style cooker; space and connections for fridge/freezer; space and connections for washing machine; radiator; cupboard housing combination boiler; uPVC double glazed door; double glazed windows with venetian blinds.

FIRST FLOOR

Landing

Carpeted, ceiling coving, dado rail; access to loft.

Bedroom

4.15m x 3.73m (13' 7" x 12' 3") Carpeted, ceiling coving; radiator with cover; double glazed windows with shutters.

Bedroom

4.18m x 3.24m (13' 9" x 10' 8") Laminate flooring, ceiling coving, radiator, wash-hand basin; double glazed windows with roller blinds.

Bedroom

3.16m x 2.09m (10' 4" x 6' 10") Carpeted, ceiling coving, radiator; double glazed window with roller blind.

Family Bathroom

2.31m x 1.80m (7' 7" x 5' 11") Vinyl tiled flooring, tiled walls, ceiling coving; bath with electric shower over; wash-hand basin, w/c, wall-mounted vanity unit, heated towel-rail, airing cupboard; double glazed window with roman blind.

EXTERNAL

Front Driveway

Off street parking for 2 cars; outdoor tap.

Rear Garden

Approximately 45ft; patio, lawn, outdoor powerpoint; side access.

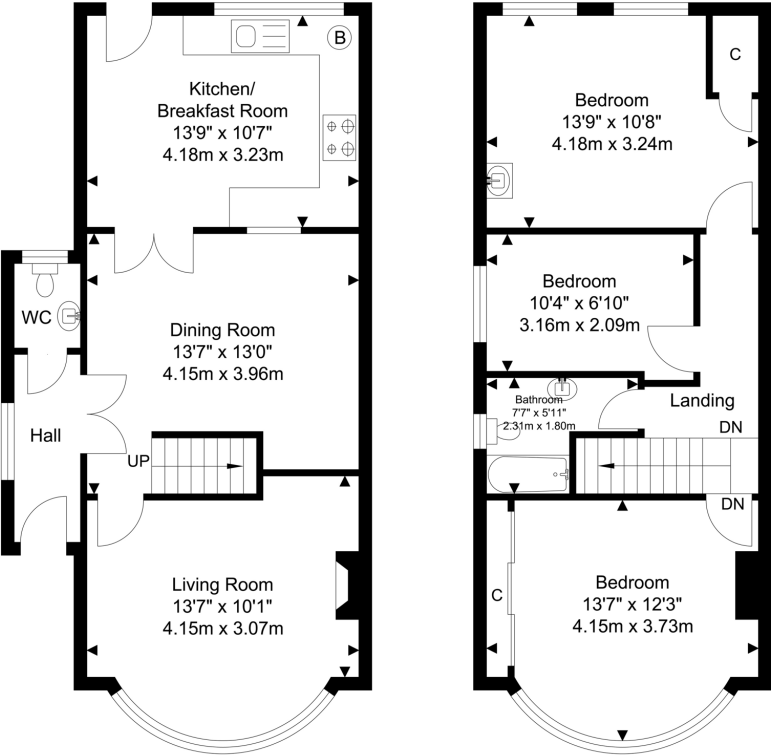
Information:

- 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
- 0.9 miles (approx) to Bedonwell Primary School
- 0.5 miles (approx) to Bostal Heath & Woods
- Council Tax: Band E



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

FLOORPLAN



Ground Floor
Approximate Floor Area
526.46 SQ.FT.
(48.91 SQ.M.)

First Floor
Approximate Floor Area
475.65 SQ.FT.
(44.19 SQ.M.)

TOTAL APPROX FLOOR AREA 1002.12 SQ. FT / 93.10 SQ. M
For Identification Purposes Only.

