

RE/MAX
SELECT

Asking Price £850,000 Freehold



Northumberland Avenue, Welling, Kent DA16 2QN



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this immaculate chalet house including expansive ANNEXE, situated on a popular residential road close to schools, amenities, and transportation links, including both Welling and Falconwood stations. This property comprises 6 bedrooms, large living room, open-plan kitchen/dining area, upstairs family bathroom, 'Jack&Jill' (shared ensuite) shower room, and downstairs cloakroom.

Further benefits include self-contained Annexe, summerhouse, 50ft (approx) rear garden, and off street parking for 3 cars. Total Internal Area approx: 2,013.60 sq ft (187.07 sq m).

FEATURES

- 6 bedrooms
- Large living room
- Open-plan kitchen / dining room
- Upstairs family bathroom
- Jack & Jill (shared ensuite) shower room
- Downstairs cloakroom
- Off street parking for 3 cars
- Summerhouse
- 50ft (approx) rear garden
- SELF-CONTAINED ANNEXE





ROOM DESCRIPTIONS

Ground Floor

Porch

Leading to ground floor Annexe; wood flooring, vertical radiator.

Entrance Hall

Wood flooring; wooden stairs leading to first floor.

Family Room / Bedroom

Wood flooring, radiator, double glazed bay window.

Living Room

Wood flooring, radiator; 2 cast-iron fireplaces with decorative tile surround; double glazed bay window.

Dining Area

Wood flooring, radiator, 2 skylights; double glazed bi-folding doors leading to rear garden.

Open-Plan Kitchen

Wood flooring, double glazed windows; range of gloss wood wall and base units with oak worktops; composite sink and drainer unit with spray-mixer tap; double oven, induction hob, extractor hood, integrated fridge/freezer, integrated dishwasher.

Cloakroom

Wood flooring, fully tiled walls; vanity wash-hand basin with mixer tap; w/c.

First Floor

Landing

Carpeted.

Utility Cupboard

Space and connections for washing machine; space and connections for tumble dryer.

Bedroom

Carpeted, radiator, double glazed windows, fitted wardrobes.

Bedroom

Carpeted, radiator, double glazed windows.

Bedroom

Leading to 'Jack&Jill' shower room; carpeted, radiator, double glazed bay window.

Bedroom

Leading to 'Jack&Jill' shower room; carpeted, radiator, double glazed windows.

'Jack&Jill' (Shared Ensuite) Shower Room

Fully tiled, shower enclosure; wash-hand basin with mixer tap, w/c.



Family Bathroom

Fully tiled, double glazed windows; bath with mixer tap, and separate thermostatic shower with both rainfall and handheld fittings; vanity wash-hand basin with mixer tap; w/c, extractor fan.

Ground Floor Annexe

Annexe Kitchen / Living Room

Laminate flooring, radiator, skylight; range of gloss wall and base units with wood worktops; stainless steel sink and drainer unit with mixer tap; electric hob, extractor hood.

Annexe Bedroom

Laminate flooring, radiator; double glazed french doors leading to rear garden.

Annexe Shower Room

Tiled; large shower enclosure, vanity wash-hand basin, w/c, heated towel-rail.

Exterior

Front Driveway

Off street parking for 3 cars.

Rear Garden

Approximately 50ft; decking, lawn, mature hedges.

Summerhouse

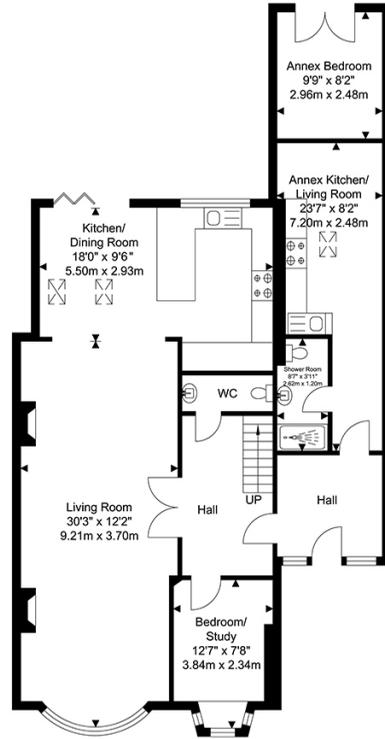
Electrical power; double glazed windows, double glazed patio doors.

Information

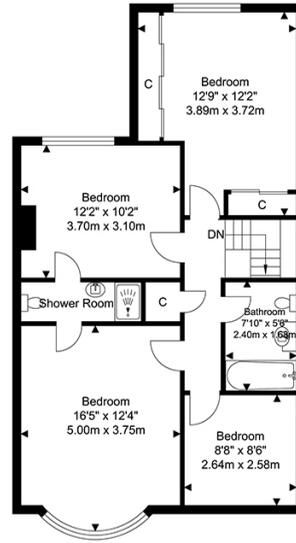
- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.5 miles (approx) to Falconwood Station (direct to 5 London Terminal stations)
- 0.6 miles (approx) to Welling Station (direct to 5 London Terminal stations)
- 0.4 miles (approx) to Welling High Street
- 0.7 miles (approx) to Danson Park & Lake
- Council Tax: Band E



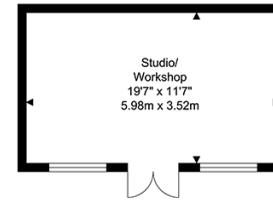
FLOORPLAN



Ground Floor
Approximate Floor Area
1097.48 SQ.FT.
(101.96 SQ.M.)



First Floor
Approximate Floor Area
689.53 SQ.FT.
(64.06 SQ.M.)



Outbuilding
Approximate Floor Area
226.58 SQ.FT.
(21.05 SQ.M.)

TOTAL APPROX FLOOR AREA 2013.60 SQ. FT / 187.07 SQ. M
For Identification Purposes Only.

