



Guide Price £550,000



46 Lovel Avenue, Welling, Kent DA16 3JG



## PROPERTY DESCRIPTION

GUIDE PRICE £550,000 - £575,000 • RE/MAX SELECT are delighted to offer for sale this newly extended and fully refurbished semi-detached house, close to schools, amenities, and transport links including Welling station. This spacious property comprises 4 DOUBLE bedrooms, family room, open-plan kitchen/dining room, upstairs shower room, 2 downstairs bathrooms, and utility cupboard.

Further benefits include double glazing, gas central heating, 750 sq ft rear garden, and off street parking for 3 cars. Total Internal Area approx: 1,166.91 sq ft (108.41 sq m).





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Tiled flooring, double glazed.

#### Entrance Hall

Laminate flooring, ceiling coving.

#### Family Room

Leading to Open-plan Kitchen/Diner; laminate flooring, double glazed windows, vertical radiator.

#### Open-Plan Kitchen

Tiled flooring, double glazed windows; matt wall and base units complete with marble worktops and marble splashback; stainless steel sink with mixer tap; electric oven, integrated microwave, integrated dishwasher, integrated washing machine.

#### Dining Area

Tiled flooring, vertical radiator, skylight; double glazed bi-folding doors.

#### Utility Cupboard

Laminate flooring, radiator, double glazed window.

#### Bathroom

Fully tiled, double glazed windows; bath with mixer tap and hand-held shower attachment; wash-hand basin with mixer tap; w/c, heated towel-rail, extractor fan.

#### Bedroom

Laminate flooring, radiator, double glazed windows; double glazed patio doors leading to side access.

#### Shower Room

Fully tiled, double glazed windows; shower enclosure with both rainfall and hand-held attachments; w/c with integrated wash-hand basin.

### First Floor

#### Landing

Carpeted, double glazed windows, storage cupboard.

#### Bedroom

Laminate flooring, radiator; dual-aspect double glazed windows.

#### Bedroom

Laminate flooring, radiator, double glazed windows, storage cupboard.

#### Bedroom

Laminate flooring, radiator, double glazed windows.

#### Shower Room

Fully tiled, double glazed windows; shower enclosure with both rainfall and hand-held attachments; wash-hand basin with mixer tap; w/c.

### Exterior

#### Front Garden

Off street parking for 3 cars.

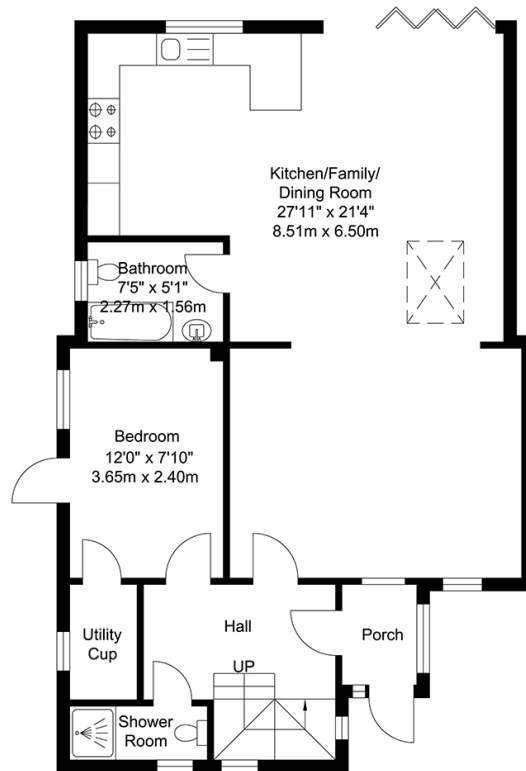
#### Rear Garden

Approximately 750 sq ft (At widest points: 25ft x 30ft); patio, lawn; storage shed; side access.

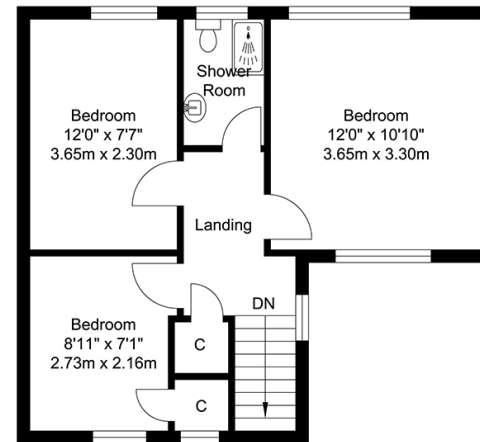
#### Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.2 miles (approx) to Welling Station (direct to 5 London Terminal stations)
- 0.4 miles (approx) to Welling High Street
- Council Tax: Band C

# FLOORPLAN



Ground Floor  
 Approximate Floor Area  
 766.82 SQ.FT.  
 (71.24 SQ.M.)



First Floor  
 Approximate Floor Area  
 400.09 SQ.FT.  
 (37.17 SQ.M.)

TOTAL APPROX FLOOR AREA 1166.91 SQ. FT / 108.41 SQ. M

For Identification Purposes Only.

