



£375,000 Freehold



Brixham Road, Welling





## 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 DOUBLE bedrooms, living room, dining room, fitted kitchen, and upstairs family bathroom.

Further benefits include double glazing, gas central heating, 50ft (approx) rear garden, and off street parking for 2 cars. POTENTIAL TO EXTEND STPP!

Total Internal Area approx: 734.31 sq ft (68.22 sq m). EPC E50

## FEATURES

- Semi-detached Stevens house
- 2 double bedrooms
- Living room
- Dining room
- Fitted kitchen
- Upstairs family bathroom
- 50ft (approx) rear garden
- Double glazing & gas central heating





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Carpeted, alarm panel, uPVC double glazed door.

#### Living Room

4.16m x 3.63m (13' 8" x 11' 11") Carpeted, radiator; gas fireplace with stone hearth and wooden mantlepiece; double glazed windows.

#### Dining Room

4.16m x 3.54m (13' 8" x 11' 7") Carpeted, ceiling coving, radiator, understairs cupboard, double glazed windows.

#### Kitchen

3.45m x 2.34m (11' 4" x 7' 8") Vinyl flooring; range of wood wall and base units with marble-effect worktops and tiled splashback; fitted electric hob, fitted oven; stainless steel sink and drainer unit; double glazed windows; double glazed door uPVC door to rear; wall-mounted boiler; space and connections for fridge/freezer; space and connections for washing machine; space and connections for dryer.

### FIRST FLOOR

#### Landing

Carpeted, radiator; access to loft.

#### Bedroom

4.16m x 3.80m (13' 8" x 12' 6") Carpeted, picture rail, 3 radiators, fitted storage, double glazed windows.

#### Bedroom

4.17m x 2.41m (13' 8" x 7' 11") Carpeted, radiator; cupboard housing water tank; double glazed windows.

#### Family Bathroom

1.64m x 1.48m (5' 5" x 4' 10") Vinyl flooring, tiled walls; bath with shower-mixer and separate thermostatic shower over; wash-hand basin, w/c, wall-mounted vanity unit, wall-mounted mirror, double glazed window.

### EXTERNAL

#### Front Driveway

Off street parking for 2 cars.

#### Rear Garden

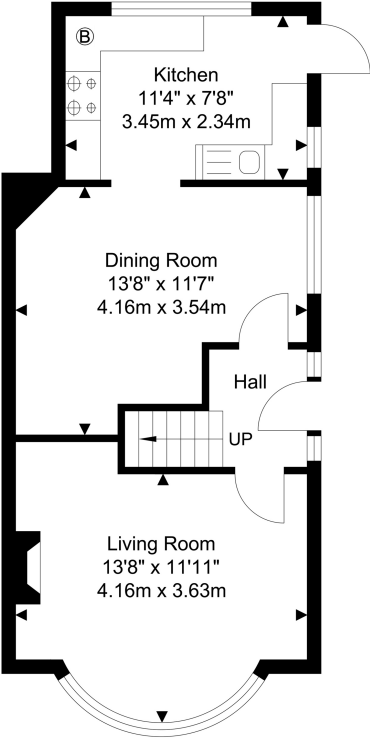
Approximately 50ft; patio, lawn, outdoor tap; side access.

#### Information:

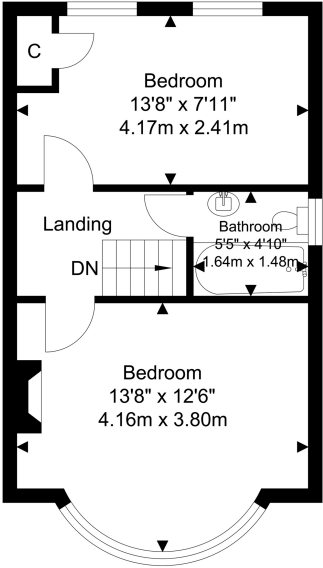
- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 1.7 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 1.0 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 0.1 miles (approx) to Stevens Park
- Council Tax: Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	50	82
(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  
412.47 SQ.FT.  
(38.32 SQ.M.)



First Floor  
Approximate Floor Area  
321.84 SQ.FT.  
(29.90 SQ.M.)

TOTAL APPROX FLOOR AREA 734.31 SQ. FT / 68.22 SQ. M  
For Identification Purposes Only.

