



Asking Price £425,000 Freehold



29 Wellan Close, Sidcup, Kent DA15 9PN





## PROPERTY DESCRIPTION

OPEN HOUSE • Saturday 29 March • 1:00pm - 2:00pm • RE/MAX SELECT are delighted to offer for sale this extended house, situated on a popular residential road close to schools, amenities, and transportation links. This extended property comprises 3 bedrooms, living room, dining room, fitted kitchen, family bathroom, utility room, and en-suite shower room.

Further benefits include double glazing, gas central heating, 50ft (approx) garden, and off street parking. Total Internal Area approx: 816.33 sq ft (75.84 sq m). CHAIN FREE.

## FEATURES

- Extended House
- Through Lounge
- Extended Kitchen
- Utility Area
- Downstairs Family Bathroom
- En-suite Shower Room
- Off Street Parking
- 50ft (approx) Garden
- CHAIN FREE
- \*VIDEO TOUR AVAILABLE\*





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Laminate flooring, radiator.

#### Through Lounge

Laminate flooring, radiator, double glazed bay window; cast-iron fireplace with wooden mantle.

#### Kitchen

Laminate flooring, double glazed windows; range of wood wall and base units with granite-effect worktops; gas hob, electric oven; stainless steel sink and drainer unit with mixer tap; double glazed patio doors leading to Rear Garden.

#### Utility Room

Large pantry; skylight; space for fridge/freezer.

#### Family Bathroom

Laminate flooring, double glazed windows; bath with shower-mixer; wash-hand basin, w/c.

### First Floor

#### Master Bedroom

Carpeted, ceiling coving, radiator, double glazed bay window.

#### En-suite Shower Room

Fully tiled, double glazed windows, large shower enclosure; wash-hand basin with mixer tap; w/c; cupboard housing combination boiler.

#### Bedroom

Carpeted, radiator, double glazed windows, dado rail.

#### Bedroom

Laminate flooring, double glazed windows, dado rail.

### Exterior

#### Front Driveway

Off street parking for 2 cars.

#### Rear Garden

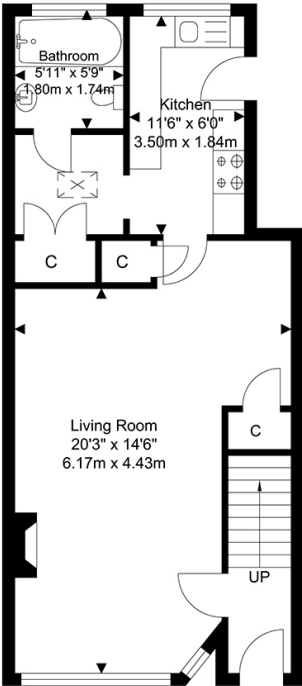
Approximately 50ft; lawn, large patio area.

### Information

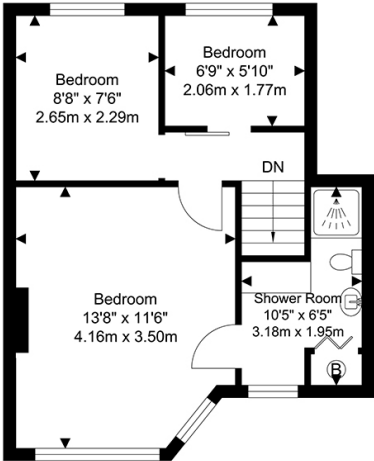
- Close to sought-after schools incl 4 grammar schools
- 1.0 miles (approx) to Welling Station (direct to 5 London Terminal stations)
- 0.2 miles (approx) to Danson Park & Lake
- Council Tax Band: C



FLOORPLAN



Ground Floor  
Approximate Floor Area  
469.52 SQ.FT.  
(43.62 SQ.M.)



First Floor  
Approximate Floor Area  
346.81 SQ.FT.  
(32.22 SQ.M.)

TOTAL APPROX FLOOR AREA 816.33 SQ. FT / 75.84 SQ. M  
For Identification Purposes Only.

