



£615,000 Freehold



Axminster Crescent, Kent, Welling DA16  
1EU



## PROPERTY DESCRIPTION

GUIDE PRICE £615,000 - £625,000 • RE/MAX SELECT are delighted to offer for sale this immaculate extended 4 double bedroom semi-detached house. Situated on a popular residential road close to schools, amenities, and transportation links, including Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink. This property comprises living room, dining room, extended kitchen/breakfast room, study/bedroom, utility/downstairs shower room, and luxury upstairs family bathroom.

Further benefits include off street parking for 2 cars, double glazing, gas central heating, and approximately 50ft rear garden with large summerhouse.

Total Internal Area approx: 1,630.73 sq ft (151.50 sq m). EPC Rating D68





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Double glazed, door leading to hallway.

#### Entrance Hall

Wood-effect flooring, radiator, understairs storage; carpeted stairs leading to first floor.

#### Living Room

13' 4" x 12' 4" (4.07m x 3.77m) Carpeted, radiator, cast-iron fireplace, double glazed bay windows.

#### Dining Room

10' 11" x 10' 7" (3.32m x 3.23m) Open-plan to lounge; carpeted, radiator; opening leading to kitchen / breakfast room.

#### Kitchen / Breakfast Room

22' 9" x 10' 6" (6.97m x 3.19m) Wood-effect flooring; range of soft-closing wall and base units with complementary worktops and breakfast bar; stainless steel sink and drainer with mixer tap; Stoves range cooker with 7-ring gas hob and electric double oven; stainless steel extractor hood; integrated dishwasher; space and connections for fridge/freezer; cupboard housing combi-boiler; double glazed windows; double glazed french doors leading to rear garden.

#### Downstairs Shower / Utility Room

8' 4" x 7' 5" (2.55m x 2.27m) Wood-effect flooring; double shower cubicle with thermostatic shower; wash-hand basin, w/c, tiled walls; utility area includes space and plumbing for both washing machine and tumble dryer.

#### Study / Bedroom five

12' 10" x 5' 3" (3.91m x 1.61m) Double glazed window to front, radiator.

### First Floor

#### Landing

Carpeted, storage cupboard; access to insulated and part-boarded loft with light.

#### Bedroom

14' 8" x 10' 8" (4.48m x 3.25m) Carpeted, radiator, double glazed windows to rear.



#### Bedroom

13' 9" x 11' 0" (4.18m x 3.35m) Wood-effect flooring, fitted mirrored wardrobes, radiator, double glazed bay windows.

#### Bedroom

12' 7" x 11' 0" (3.84m x 3.35m) Carpeted, fitted wardrobes, radiator, two double glazed windows to front.

#### Bedroom

10' 11" x 10' 8" (3.32m x 3.26m) Carpeted, radiator, double glazed window to rear.

#### Family Bathroom

10' 2" x 5' 2" (3.09m x 1.57m) Tiled flooring, part tiled walls; corner-bath with power-jets and mixer tap; double vanity unit with 2 wash-hand basins; w/c, chrome radiator, double glazed skylight.

### External

#### Front Driveway

Off street parking for 2 cars.

#### Rear Garden

Approximately 50ft; artificial lawn, outdoor tap; access to summerhouse; access to outdoor storage.

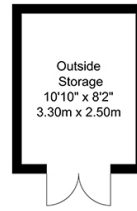
#### Summerhouse

12' 7" x 12' 6" (3.83m x 3.81m) Electrical power.

### Information

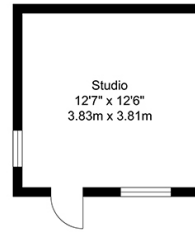
- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.8 miles (approx) to Bexleyheath Station
- 1.3 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 0.8 miles (approx) to Danson Park & Lake
- 1.4 miles (approx) to Broadway Shopping Centre

# FLOORPLAN



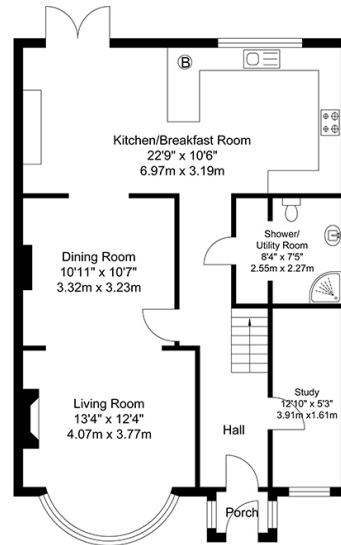
Outside Storage  
10'10" x 8'2"  
3.30m x 2.50m

Outside Storage  
Approximate Floor Area  
88.80 SQ.FT.  
(8.25 SQ.M.)

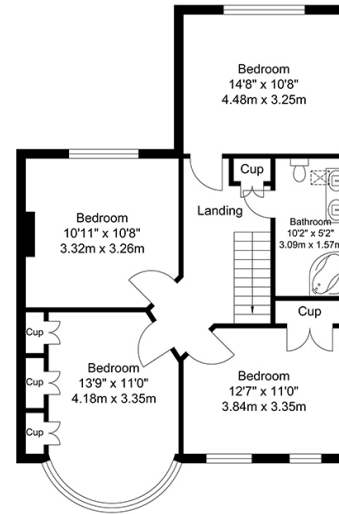


Studio  
12'7" x 12'6"  
3.83m x 3.81m

Studio  
Approximate Floor Area  
157.04 SQ.FT.  
(14.59 SQ.M.)



Ground Floor  
Approximate Floor Area  
757.02 SQ.FT.  
(70.33 SQ.M.)



First Floor  
Approximate Floor Area  
627.85 SQ.FT.  
(58.33 SQ.M.)

TOTAL APPROX FLOOR AREA 1630.73 SQ.FT. (151.50 SQ. M.)

For Identification Purposes Only.  
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