



Offers Over £450,000 Freehold



Brixham Road, Welling



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this extended semi-detached house situated on a popular residential road, close to transport links including Bexleyheath Station, schools, and amenities. This property comprises 2 DOUBLE bedrooms, open-plan fitted kitchen/dining room, living room, upstairs family bathroom, and 45ft (approx) rear garden. Further benefits include double glazing, gas central heating, and off street parking for 2 cars.

Total Internal Area approx: 965.84 sq ft (89.73 sq m). EPC D56

FEATURES

- Extended semi-detached house
- 2 double bedrooms
- Open-plan kitchen / dining room
- Living room
- Upstairs family bathroom
- 45ft (approx) rear garden
- Off street parking for 2 cars
- Double glazing & gas central heating
- Popular residential road
- Close to schools, amenities & transport links





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Laminate flooring, radiator, double glazed windows, uPVC double glazed door.

Living Room

4.15m x 3.80m (13' 7" x 12' 6") Solid wood flooring, ceiling coving, radiator; gas fireplace with marble hearth and wooden mantelpiece; double glazed windows.

Dining Room

4.15m x 3.55m (13' 7" x 11' 8") Laminate flooring, ceiling coving, 2 radiators; understairs storage; cupboard housing combination boiler; double glazed windows with venetian blinds.

Kitchen

3.71m x 2.94m (12' 2" x 9' 8") Laminate flooring; range of soft-closing gloss wood wall and base units with wood worktops and upstands; fitted double oven and grill; fitted induction hob, stainless steel extractor hood; stainless steel sink and drainer unit; space and connections for fridge/freezer; space and connections for washing machine; double glazed windows with roller blind; double glazed uPVC door.

FIRST FLOOR

Landing

Carpeted; access to loft.

Bedroom

5.66m x 3.70m (18' 7" x 12' 2") Carpeted, 2 radiators; double glazed windows with venetian blinds.

Bedroom

4.18m x 3.80m (13' 9" x 12' 6") Carpeted; radiator with cover; double glazed windows with venetian blinds.

Family Bathroom

3.91m x 1.62m (12' 10" x 5' 4") Vinyl flooring; large bath with shower-mixer; large step-free shower enclosure with electric shower; wash-hand basin, w/c, radiator, extractor fan, double glazed window.

EXTERNAL

Front Driveway

Off street parking for 2 cars.

Rear Garden

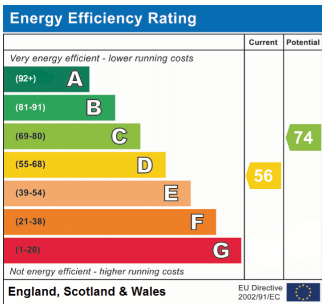
Approximately 45ft, west-facing; decking, lawn, mature flowerbeds, outdoor lighting, outdoor tap; side access.

Outside Storage

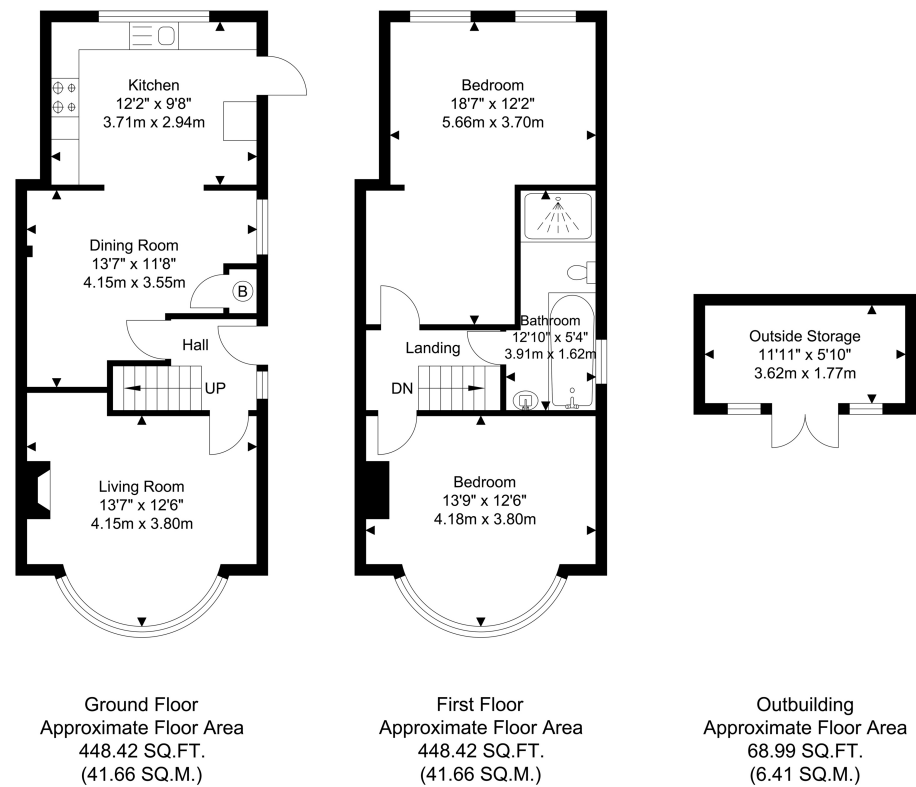
3.62m x 1.77m (11' 11" x 5' 10") Electrical power and lighting.

Information:

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



FLOORPLAN



TOTAL APPROX FLOOR AREA 965.84 SQ. FT / 89.73 SQ. M
For Identification Purposes Only.

