



Guide Price £500,000 Freehold



11 Denton Road, Welling, Kent DA16 1AY



PROPERTY DESCRIPTION

OPEN HOUSE • Saturday 12 April • 11:00am - 12:00pm • GUIDE PRICE £500,000 - £525,000 • RE/MAX SELECT are delighted to offer for sale this immaculate semi-detached house close to schools, amenities, and transport links, with immediate access to Bedonwell Junior School, Bostall Heath and Woods, Abbey Wood station with Crossrail/Elizabeth Line and Thameslink .

This extended property comprises 3 bedrooms, living room, family room, open-plan kitchen/dining room, downstairs cloakroom, upstairs family bathroom, and converted loft room/office.

Further benefits include double glazing, gas central heating, 40ft (approx) rear garden, and off street parking. Total Internal Area approx: 1,518.89 sq ft (141.11 sq m).



FEATURES

- Immaculate Semi-Detached House
- 3 Bedrooms
- Large Living Room
- Open-Plan Kitchen / Dining Room
- Family Bathroom
- Downstairs Cloakroom
- Off Street Parking
- Landscaped Front & Rear Gardens
- Loft room / Office
- VIDEO TOUR AVAILABLE*





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Laminate flooring, double glazed windows, vertical radiator.

Living Room

Carpeted, double glazed windows, ceiling coving, radiator.

Open-Plan Kitchen / Dining Room

Laminate flooring, ceiling coving; range of wood wall and base units with granite worktops and tile splashback; double butler sink with mixer tap; oven, electric hob, extractor hood, integrated dishwasher, integrated fridge; space for American-style fridge/freezer.

Family Room

Leading from Open-Plan Kitchen; laminate flooring, radiator, double glazed windows; double glazed patio doors leading to Rear Garden.

Cloakroom

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



First Floor

Landing

Carpeted; access to loft.

Bedroom

Laminate flooring, radiator, ceiling coving, double glazed windows, fitted wardrobes.

Bedroom

Carpeted, radiator, ceiling coving, double glazed windows.

Bedroom

Carpeted, radiator, ceiling coving, double glazed windows.

Family Bathroom

Fully tiled; double glazed dual-aspect windows; bath with mixer tap, and thermostatic rainfall and handheld shower fitting, and glass screen; vanity wash-hand basin with integrated w/c; heated towel-rail.



Second Floor

Loft Room / Office

Carpeted, dual-aspect Velux windows; eaves storage.

Exterior

Front Driveway

Off street parking.

Front Garden

Lawn, mature trees.

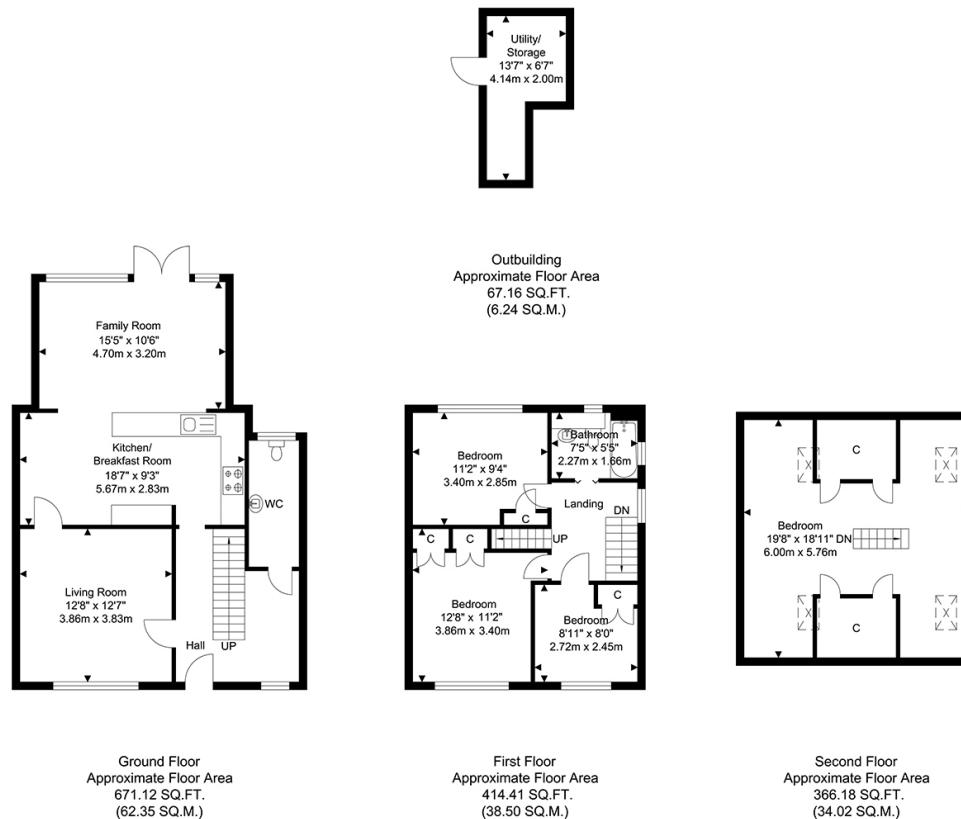
Rear Garden

Approximately 40ft; large patio, lawn, decking, mature trees; brick-built storage with electrical power; side access.

Information

- Close to sought-after schools incl 4 grammar schools
- 1.0 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 1.2 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- Easy access to A2 / M25
- 0.7 miles (approx) to Bedonwell Primary School
- 0.1 miles (approx) to Bostal Heath and Woods
- Council Tax: Band D

FLOORPLAN



TOTAL APPROX FLOOR AREA 1518.89 SQ. FT / 141.11 SQ. M
For Identification Purposes Only.

