



£425,000 Freehold



Lyme Road, Kent, Welling DA16 1RJ



PROPERTY DESCRIPTION

GUIDE PRICE £425,000 - £450,000 • RE/MAX SELECT are delighted to offer for sale this well presented extended Stevens semi-detached house. Situated on a popular residential road close to schools, amenities, and transportation links including Welling station, this spacious property comprises 2 double bedrooms, fitted kitchen/dining room, living room, and upstairs family bathroom.

Further benefits include double glazing, gas central heating, office/studio, off street parking for 2 cars, and 20ft (approx) garden.

Potential to extend STPP. Total Internal Area approx: 988.55 sq ft (91.84 sq m). EPC Rating E44





ROOM DESCRIPTIONS

Ground Floor

Hallway

Oak-effect laminate flooring, radiator.

Kitchen / Dining Room

20'4 x 13'7 (6.20m x 4.15m) Oak-effect laminate flooring, 2 radiators; range of cream wall and base units with oak-effect worktops; tiled splashback, fitted double oven, fitted 5-ring gas hob, stainless steel extractor hood; sink and drainer unit; integrated dishwasher, integrated washing machine, understairs cupboard; cupboard housing combination boiler; double glazed windows, double glazed french doors; space for American-style fridge/freezer.

Living Room

13'7 x 11'10 (4.14m x 3.60m) Laminate flooring, radiator, double glazed windows with integrated blinds.

First Floor

Landing

Carpeted; access to insulated and boarded loft with drop-down ladder, electrical power and lighting.

Bedroom

13'7 x 12'6 (4.15m x 3.80m) Carpeted, radiator, fitted wardrobes; double glazed windows with integrated blinds.

Bedroom

13'7 x 7'9 (4.15m x 2.37m) Laminate flooring, radiator, double glazed windows

Family Bathroom

6'6 x 5'2 (1.97m x 1.56m) Tiled flooring with underfloor heating; tiled walls, heated towel-rail; bath with mixer tap and shower over; wash-hand basin, w/c, extractor fan, double glazed window.

External

Front Driveway

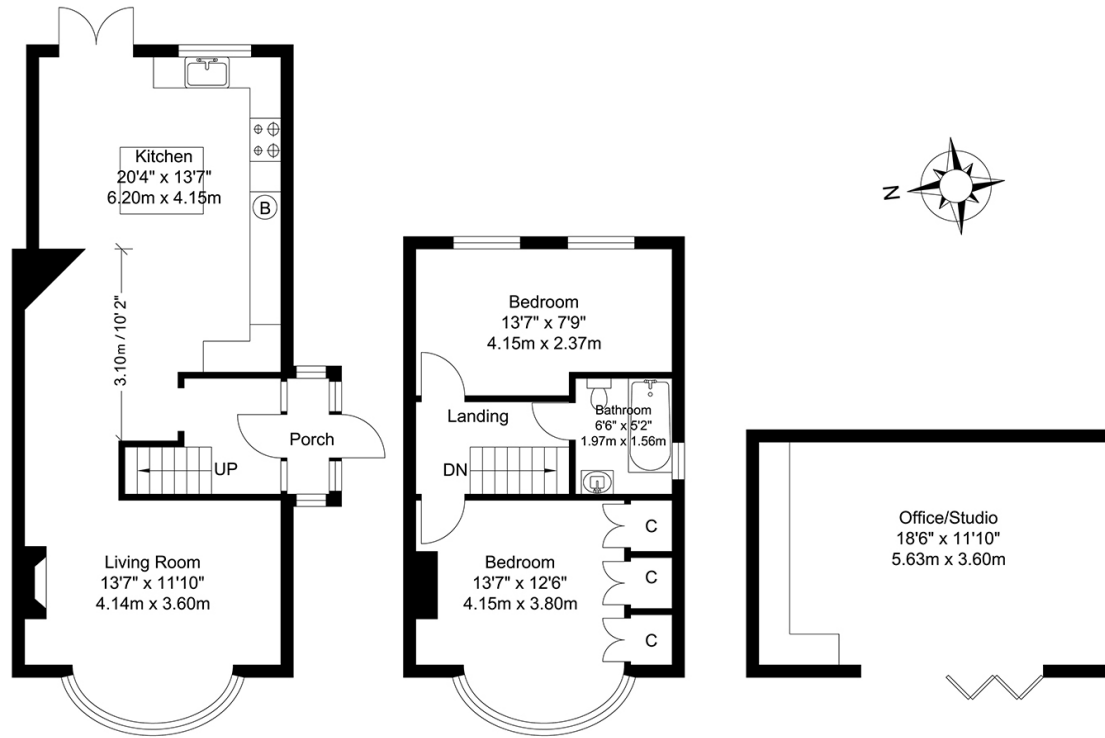
Off street parking for 2 cars.

Rear Garden

Approximately 20ft; astro-turf, decking, outdoor electrical socket; shed; side access.



FLOORPLAN



Ground Floor
Approximate Floor Area
450.46 SQ.FT.
(41.85 SQ.M.)

First Floor
Approximate Floor Area
320.01 SQ.FT.
(29.73 SQ.M.)

Office/Studio
Approximate Floor Area
218.07 SQ.FT.
(20.26 SQ.M.)

TOTAL APPROX FLOOR AREA 988.55 SQ.FT. (91.84 SQ. M.)
For Identification Purposes Only.

