



Olyffe Avenue | Welling, Kent, DA16 3HZ



Offers In Excess Of: £600,000

Freehold

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Olyffe Avenue, Welling

A well presented THREE BEDROOM EXTENDED family home conveniently located for Welling mainline station and local amenities.

Property Features

- Council Tax: D
- EPC Rating: D
- 22FT MODERN FITTED KITCHEN
- 14FT LOUNGE
- 13FT CONSERVATORY
- DOUBLE GLAZING/CENTRAL HEATING
- OFF STREET PARKING
- REAR GARDEN



Interior

Entrance Hall: Double glazed door to front, storage and wood style laminate flooring.

Lounge: 4.3m x 3.48m (14'1" x 11'5") Double glazed window to front and wood style laminate flooring. Doors leading to conservatory.

Snug: 3.6m x 3.3m (11'10" x 10'10") Double glazed window to front and tiled flooring.

Kitchen: 6.78m x 2.8m (22'3" x 9'2") Fitted with a modern range of wall and base units with contrasting work surfaces. Localised tiled walls, wood style laminate flooring, double glazed window to rear and double glazed door to side.

Ground Floor WC: Fitted with a two piece suite comprising of wall mounted wash hand basin and low level wc. Chrome style heated towel rail, tiled flooring and double glazed window to side.

Conservatory: 4.17m x 2.92m (13'8" x 9'7") Double glazed double doors to rear, wood style laminate flooring and double glazed windows to rear. Opening to kitchen.

Landing: Carpet as fitted.

Bedroom 1: 4.85m x 2.8m (15'11" x 9'2") Double glazed window to rear, built in wardrobe and carpet as fitted.

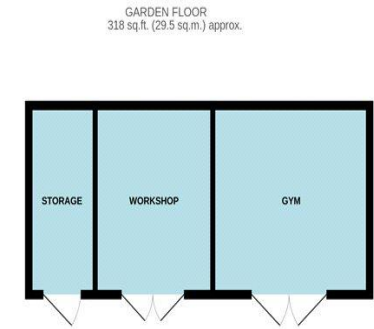
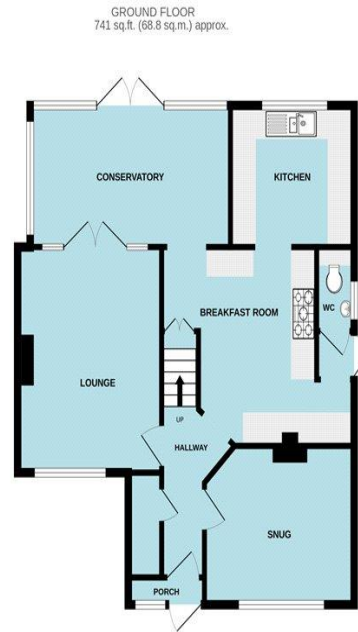
En Suite Shower Room: Fitted with a three piece suite comprising of vanity wash hand basin, low level wc and separate walk in shower cubicle. Tiled walls and tiled flooring.

Bedroom 2: 3.6m x 3.02m (11'10" x 9'11") Double glazed window to front and carpet as fitted.

Bedroom 3: 4.42m x 3.5m (14'6" x 11'6") Double glazed window to rear, airing cupboard, carpet as fitted and double glazed window to front.

Bedroom 4: 2.64m x 1.83m (8'8" x 6') Double glazed window to front and wooden floorboards.

Bathroom: Fitted with a four piece suite comprising of pedestal wash hand basin, low level wc, panelled bath and separate walk in shower cubicle. Chrome style heated towel rail, vinyl flooring and double glazed window to side.



TOTAL FLOOR AREA : 1652 sq.ft. (153.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Exterior

Garden: Mainly laid to lawn with decked area and raised flower beds.

Gate to side.

Outbuilding: 3.78m x 3.35m (12'5" x 11') Double glazed double doors to front and vinyl flooring.

Parking: Private driveway providing off street parking.

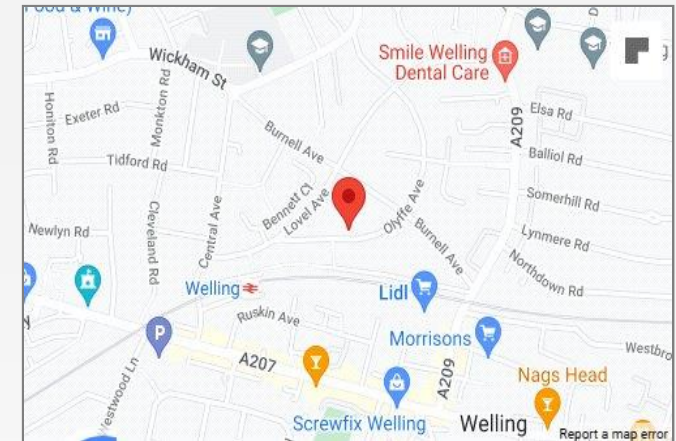
Additional Information

Welling has been a favoured town for many years, with access to Bexley borough's four grammar schools as well as the 78-hectare Danson Park, with its historic house, boating lake, sports pitches, splash park and pub.

The town's heart is in the High Street, where you'll find shops, pubs, restaurants and the mainline train station, with its direct trains to London. Don't miss Crook Log Leisure Centre – Welling's sports and pool complex.

Property Location

Olyffe Avenue, Welling, Kent, DA16 3HZ



**FOR MORE INFORMATION
CONTACT US TODAY.**

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