



Okehampton Crescent | Welling, Kent, DA16 1DH



Guide Price: £450,000 - £475,000

Freehold

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Okehampton Crescent, Welling

A well presented THREE BEDROOM SEMI-DETACHED family home with the potential to extend (STPP). Convenient for local shops, schools and transport links.

Property Features

- Council Tax: D
- EPC Rating: D
- 24FT THROUGH LOUNGE
- 11FT CONSERVATORY
- FIRST FLOOR BATHROOM
- POTENTIAL TO EXTEND(STPP)
- DOUBLE GLAZED/CENTRAL HEATING
- OFF STREET PARKING
- GARDEN



Interior

Porch: Double glazed door to front and tiled flooring.

Entrance Hall: Double glazed door to front and carpet as fitted.

Through Lounge: 7.47m x 3.68m (24'6" x 12'1") Double glazed bay window to front, carpet as fitted and double glazed sliding door to rear.

Kitchen: 3.25m x 1.88m (10'8" x 6'2") Fitted with a range of wall and base units with contrasting work surfaces. Integrated double oven, hob, filter hood and dishwasher. Wood style laminate flooring, double glazed window to rear and double glazed door to side.

Conservatory: 3.38m x 2.77m (11'1" x 9'1") Double glazed windows to rear and side. Double glazed double doors to rear and tiled flooring.

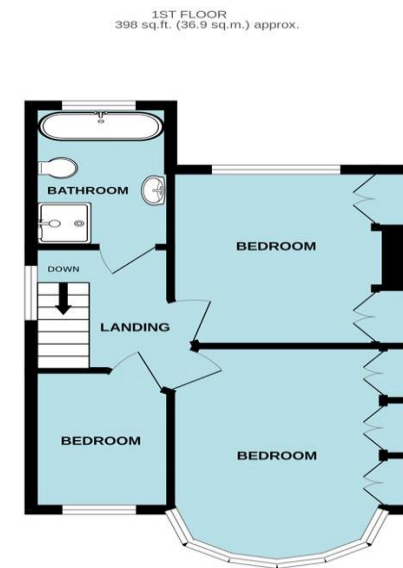
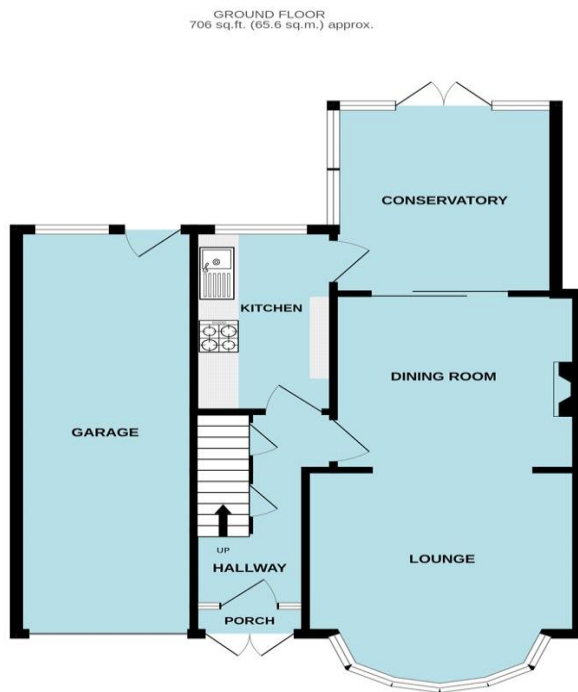
Landing: Double glazed window to side, carpet as fitted and loft access.

Bedroom 1: 4.14m x 3.25m (13'7" x 10'8") Double glazed bay window to front, built in wardrobe and carpet as fitted.

Bedroom 2: 3.25m x 2.95m (10'8" x 9'8") Double glazed window to rear, built in wardrobe and carpet as fitted.

Bedroom 3: 2.5m x 1.88m (8'2" x 6'2") Double glazed window to front and wood style laminate flooring.

Bathroom: Fitted with a four piece suite comprising of pedestal wash hand basin, low level wc, panelled bath and separate walk in shower cubicle. Part tiled walls, vinyl flooring and double glazed window to rear.



TOTAL FLOOR AREA : 1104 sq.ft. (102.5 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 paved patio area.

Garage: 7.98m x 2.34m (26'2" x 7'8") Up and over door, single glazed window to rear and wooden door to rear.

Parking: Private driveway providing off street parking.

Additional Information

Please note that any potential to extend is subject to obtaining the relevant planning consent from the local authority.

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

Okehampton Crescent, Welling, Kent, DA16 1DH



**FOR MORE INFORMATION
CONTACT US TODAY.**

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