

Selwyn Crescent | Welling, Kent, DA16 2AP

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Guide Price: £725,000 - £750,000

Freehold

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Selwyn Crescent, Welling

This stunning 4 bed semi detached home in the sought after Selwyn crescent oozes charm and modern living with its open plan kitchen /diner, beautifully decorated throughout with cabin to rear garden.

Property Features

- Council Tax: E
- EPC Rating: C
- 4 bed semi detached house
- Ground Floor W.C
- Driveway
- Extended kitchen/ diner
- Garden cabin to rear with shower room and bedroom
- Sought after location









Interior

Porch: Double glazed door and window to front.

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

Lounge: 3.96m x 3.43m (13' x 11'3") Double glazed bay window to front, shutter style blinds and wood flooring. Opening to dining room.

Dining Room: 3.66m x 3.35m (12' x 11') Wood flooring and double glazed French doors to rear.

Kitchen/Diner: 6.43m x 6.17m (21'1" x 20'3") Fitted with a range of modern wall and base units with contrasting work surfaces and butler style sink. Double glazed window to rear, double glazed French doors to rear and wood flooring. Skylight.

Ground Floor WC: Fitted with a two piece suite comprising of wash hand basin and low level wc. Tiled flooring.

Landing: Carpet as fitted.

Bedroom 1: 4.04m x 3.53m (13'3" x 11'7") Double glazed window to rear, fitted wardrobes and carpet as fitted.

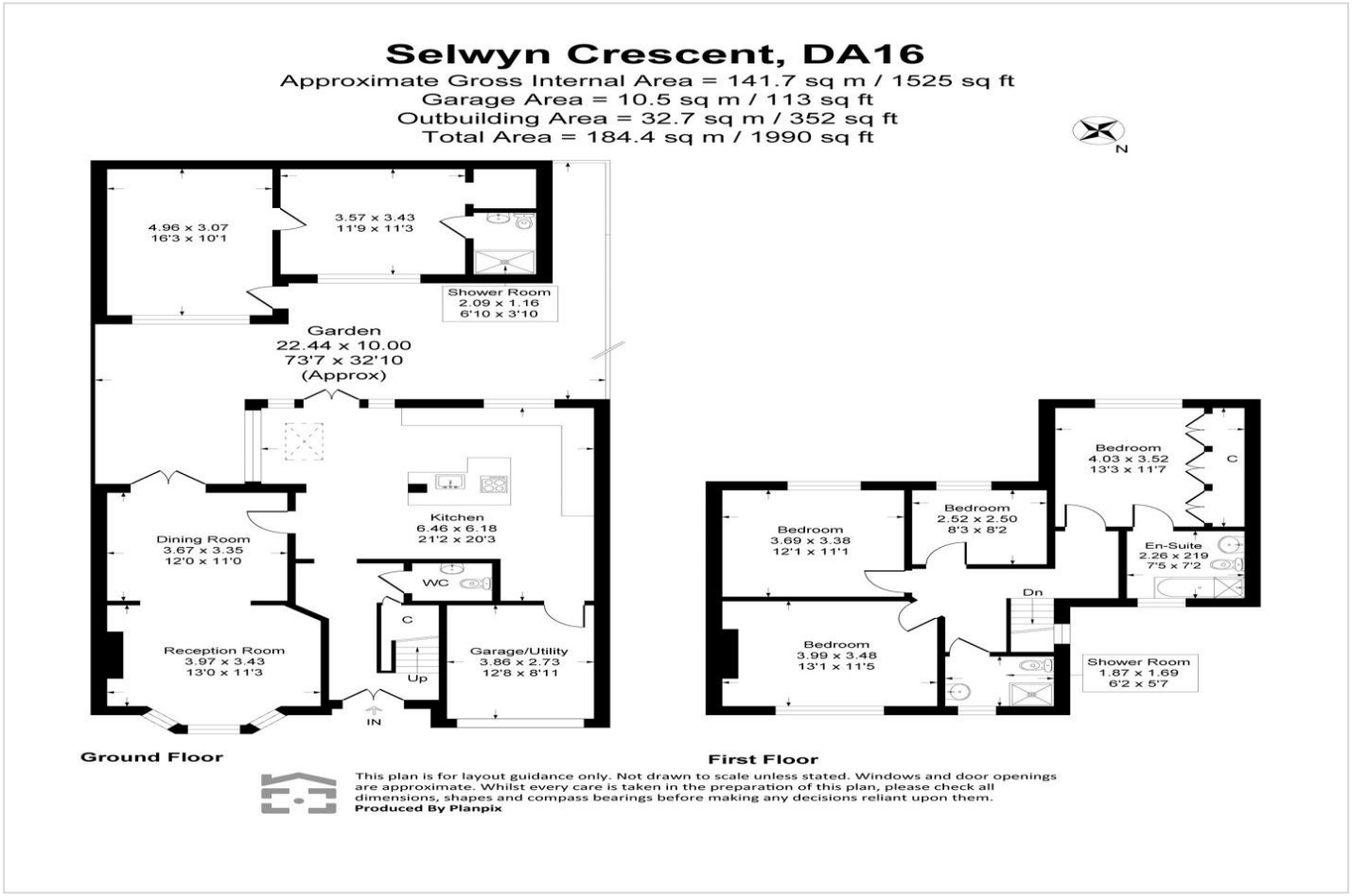
En Suite Bathroom: Fitted with a three piece suite comprising of vanity wash hand basin, low level wc and panelled bath with shower over and glass shower screen. Part tiled walls, wood flooring and double glazed window to front.

Bedroom 2: 4m x 3.48m (13'1" x 11'5") Double glazed window to front and wood flooring.

Bedroom 3: 3.68m x 3.38m (12'1" x 11'1") Double glazed window to rear and wood flooring.

Bedroom 4: 2.51m x 2.5m (8'3" x 8'2") Double glazed window to rear and wood flooring.

Bathroom: Fitted with a three piece suite comprising of vanity wash hand basin, low level wc and separate walk in shower cubicle. Tiled walls, tiled flooring and double glazed window to front.



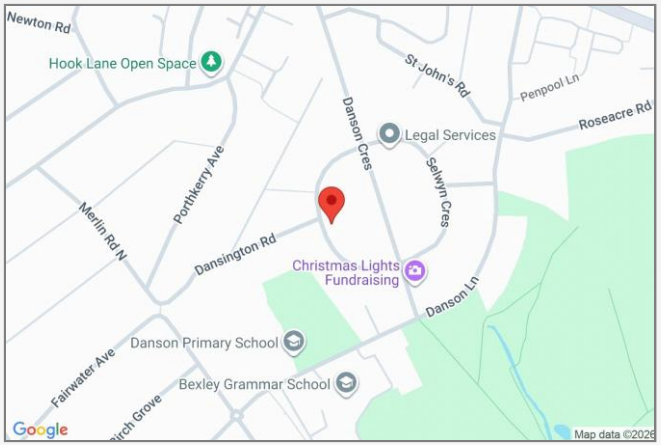






Property Location

Selwyn Crescent, Welling, Kent, DA16 2AP





Exterior

Garden: Mainly laid to lawn with patio area and mature edge shrub borders.

Office/Garden Room: 4.95m (16'3") x 3.07m (10'1") plus 3.58m (11'9") x 3.43m (11'3") Double glazed door and windows to front. Shower room with wash hand basin, low level wc and separate shower. Can be used as a guest room.

Garage/Utility: 3.86m x 2.72m (12'8" x 8'11") Garage to front with two opening doors.

Parking: 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.



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