

**HARRISON
INGRAM**

**Maxwell Road
Welling, DA16 2ES**



Offers in Excess of £550,000

LOCATION, SPACIOUS ACCOMMODATION & WITHIN WALKING DISTANCE OF STATION, if these descriptions are an ABSOLUTE MUST for you next move, then we suggest you WASTE NO TIME IN VIEWING this DECEPTIVELY SPACIOUS and EXTENDED semi detached family home. Situated in MUCH SOUGHT AFTER ROAD in DESIRABLE SOUTH WELLING forming part of the "Scientist" development, we are delighted to offer this REALISTICALLY PRICED property which really does warrant internal viewing to appreciate the spacious accommodation on offer. The existing family have ENJOYED MANY YEARS living here and now it is time for the next growing family to equally enjoy. SUPERBLY SITUATED for many amenities including; mainline station, high street shopping, bars, restaurants, sought after primary, secondary and grammar schools, Danson Park, bus routes and road links. The accommodation and features include a spacious lounge, separate dining room, conservatory, big kitchen/breakfast room, four good sized bedrooms, bathroom, separate shower room, South East facing rear garden, garage, additional off road parking on own drive, UPVC double glazing, gas central heating (boiler approx. 2 years old) and NEW ROOF. Viewing highly recommended. Please note, the sellers of this property are connected to Harrison Ingram Estate Agents.

ENTRANCE PORCH

Fully enclosed and access via UPVC entrance door.

ENTRANCE HALL



part glazed entrance door with frosted side lights, coved ceiling, radiator, laminate wood flooring to hall and fitted carpet to stairs, understairs storage recess.

LOUNGE



13' 8" x 12' 6" (4.17m x 3.81m) Lovely size room with UPVC double glazed windows to front, coved ceiling, radiator, feature brick fireplace with feature fire, fitted carpet.

DINING ROOM



13' 0" x 11' 3" (3.96m x 3.43m) Double glazed sliding patio doors leading to the conservatory, coved ceiling, radiator, laminate wood flooring.

CONSERVATORY



11' 3" x 7' 7" (3.43m x 2.31m) Upvc double glazed window with french doors onto garden, radiator, tiled floor.

KITCHEN/BREAKFAST ROOM



14' 9" x 12' 1" (4.50m x 3.68m) Fantastic size room with UPVC double glazed windows to rear and door onto garden. Extensively fitted with matching range of wall, base and drawer units with chrome handles, breakfast island and ample worktop surfaces, inset 1.5 bowl acrylic sink unit with mixer tap, integrated washing machine and dishwasher, built in stainless steel oven x 2, inset 4 ring electric hob with stainless steel extractor above,, recess for fridge/freezer, door to garage, coved ceiling, vinyl floor covering.

LANDING

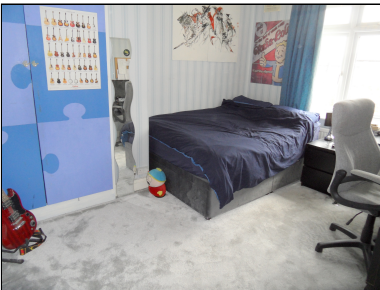
Double glazed window to side, access to insulated loft with light, coved ceiling, radiator, fitted carpet.

BEDROOM 1



13' 9" x 10' 0" (4.19m x 3.05m) UPVC double glazed bay window to front, radiator, range of wall to wall fitted wardrobes, radiator, fitted carpet

BEDROOM 2



12' 9" x 11' 3" (3.89m x 3.43m) UPVC double glazed window to rear, coved ceiling, radiator, double fitted wardrobe, fitted carpet.

BEDROOM 3



17' 6" x 7' 5" (5.33m x 2.26m) UPVC double glazed bay window to front, radiator, fitted carpet.

BEDROOM 4

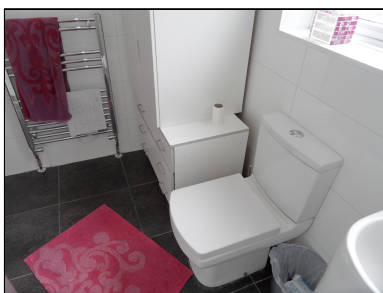


9' 11" x 7' 1" (3.02m x 2.16m) UPVC double glazed bay window to front, radiator, fitted carpet.

BATHROOM

7' 5" x 6' 0" (2.26m x 1.83m) Frosted double glazed window to rear. White suite comprising panelled bath with chrome mixer tap/shower attachment, pedestal wash hand basin with chrome mixer tap and low level WC, radiator, tiled walls, extractor, vinyl floor covering.

SHOWER ROOM



Frosted double glazed window to rear, white suite comprising shower cubicle, vanity wash hand basin with chrome mixer tap and low level WC, tiled walls, tiled floor, chrome heated towel rail, boiler for central heating and hot water.

GARDEN



Approx. 65'. Paved patio area, mainly laid to lawn with shrub borders.

GARAGE

14' 5" x 7' 4" (4.39m x 2.24m) With up and over door, power and light.

PARKING

Own drive providing further off road parking for several cars.