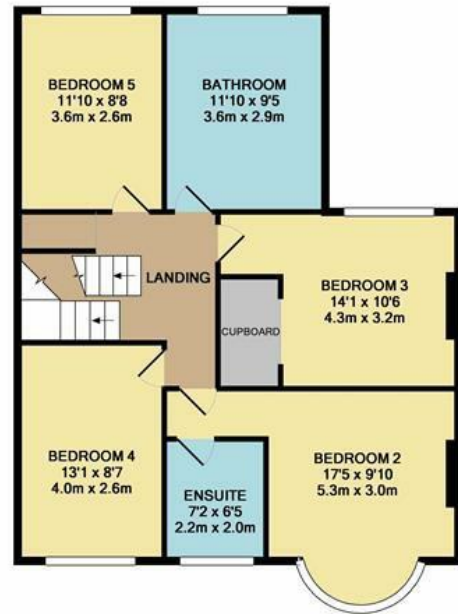


GROUND FLOOR
APPROX. FLOOR
AREA 1383 SQ.FT.
(128.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(49.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2672 SQ.FT. (248.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



OKEHAMPTON CRESCENT
WELLING
Guide Price £600,000



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PrimeLocation.com

onTheMarket.com

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Anthony Martin
Estate Agents

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bexleyheath@anthonymartin.co.uk
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin
Estate Agents



** GUIDE PRICE £600,000 - £650,000 **

Anthony Martin are proud to be the sole selling agents of this extended FIVE DOUBLE bedroom semi-detached family home. The property has undergone a huge transformation by the current owners leaving no stone unturned and is ready for the new buyer to just move in and unpack. The property is located on a popular road which borders Welling and Bexleyheath, the location gives good access to public transport, local shops and schools. When being extended the owners have really thought about the layout and how to get the maximum space out of the property so really have gone all out when doing the extensions. Starting from the top of the home you will find a larger than average loft conversion, this is a great room which also goes over the rear double extension which this is currently used as the master bedroom but also provides an extra room which has many uses i.e. another bedroom, dressing room, study or even another en suite as the pipework is already in place.

To the first floor there are an impressive FOUR more double bedrooms, one with a walk-in wardrobe which could also be turned into an ensuite shower room, an ensuite shower room and a large family bathroom. To the ground floor there is a cosy living room to the front of the property, this benefits from having the bay which really does help to create an extra bit of space, to the rear of the property there is a huge open plan kitchen/diner and sitting area which is perfect for entertaining, you can also access the garden here via bi-folding doors, the garden is a perfect size so plenty of room for the children's usual toys. Now when it comes to outbuildings or if you're looking for that perfect "man cave" this will certainly interest you, this must be one of the largest I have ever seen which comes complete with bi-folding doors, plastered walls and even your very own shower room!

This home certainly has a lot to offer and viewing is a must!

5 BEDROOMS • 3 RECEPTION ROOMS • 3 BATHROOMS

OKEHAMPTON

WELLING

- Larger than most
- Double side & rear extensions
- Loft conversion
- Huge outbuilding
- Five bedrooms
- Large bath & shower room
- Open plan kitchen/diner/lounge
- Must be viewed
- Floor Area: 2,672 Sq Ft
- EPC Rating: C 72

