



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ref: BX1111151

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.



Okehampton Crescent, Welling, Kent, DA16 1DE
Guide Price £650,000-£675,000

Park Estates are delighted to offer this bright and spacious five bedroom semi detached house, which is very conveniently located for all local amenities and transport links. Beautifully presented throughout, the property comprises of a downstairs cloakroom, two reception rooms, large fully fitted kitchen, utility room, five good sized bedrooms, family bathroom and garage. Other features to note include double glazing with bespoke louvered shutters/electric roller blinds, high quality fixtures and fittings throughout, a well maintained garden with spacious summerhouse and loggia and ample off road parking to the front. Rarely available, your earliest viewing would be highly recommended

Entrance Hall

Double glazed part glazed front door. Wood flooring. Radiator with decorative cover. Under stair storage cupboard housing a water softener.

Downstairs Cloakroom

Low flush wc. Wash hand basin. Chrome towel radiator. Half tiled walls. Tiled flooring. LED downlights.

Lounge

13' 3" x 12' 2" (4.04m x 3.71m) Double glazed bay window to front with louvered shutters. Carpet. Radiator.



Dining & Family Room

20' 0" x 10' 9" (6.09m x 3.27m) Amtico flooring. Radiator. Leading to a family area with vaulted ceiling, LED downlights and electric motorised roof light. Tall radiator. Double glazed bi-fold doors to garden with electric roller blinds.



Kitchen

16' 7" x 11' 7" (5.05m x 3.53m) Fully fitted with a matching range of base and wall units. Peninsula breakfast bar unit - all with oak worktops. Sink unit with one and a half bowl and cupboards under. Double glazed window to rear with electric roller blind. Built in microwave. 'Rangemaster' oven with extractor canopy above. Integrated dishwasher. Ample space for American fridge. Tiled flooring with underfloor heating. LED downlights. Door to garden with electric roller blind.



Utility Room

8' 3" x 7' 9" (2.51m x 2.36m) Fitted with base and wall units. Built in microwave. Stainless steel sink unit with single drainer and cupboards under. Vinyl floor covering. Radiator. Ample space for washing machine, vented tumble dryer and tall fridge freezer. Door to garage/storage area. LED downlights.



Landing

Airing cupboard. Carpet.

Bedroom 1

13' 3" x 11' 0" (4.04m x 3.35m) Double glazed bay window to front with louvered shutters. Carpet. Fitted wardrobes. Radiator. LED downlights.

Bedroom 2

12' 2" x 10' 6" (3.71m x 3.20m) Double glazed window to rear with louvered shutters. Carpet. Radiator.

Bedroom 3

14' 2" x 8' 10" (4.31m x 2.69m) Double glazed window with louvered shutters to front. Carpet. Radiator. LED downlights.

Bedroom 4

11' 7" x 7' 0" (3.53m x 2.13m) Double glazed to rear with louvered shutters. Carpet. Radiator.

Bedroom 5

8' 2" x 6' 3" (2.49m x 1.90m) Double glazed window to front with louvered shutters. Carpet. Radiator.

Bathroom

10' 7" x 8' 9" (3.22m x 2.66m) Double glazed window to rear with electric roller blind. Double ended bath with central mixer tap. Vanity wash hand basin. Low flush concealed WC. Tiled flooring. Part tiled walls. LED downlights. Chrome towel radiator. Fully tiled shower cubicle.

Garden

Patio. Lawn. Large summerhouse with loggia to the rear.

Frontage

Brick block driveway which is walled with uplighters providing ample off road parking

Garage

11' 0" x 8' 11" (3.35m x 2.72m)

