

**OPEN**



**7 DAYS**

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***335 Gipsy Road, Welling, Kent, DA16 1JA***



*Village Estates are delighted to offer to the market this well presented and extended semi detached family home situated in a popular location, within easy reach of local schools, shops and amenities. Viewing comes highly recommended.*



***\* Entrance Porch \* Lounge \* Dining Room \****

***\* Kitchen \* Five Bedrooms \****

***\* En-suite \* Family Bathroom \****

***\* Garden \* Off Road Parking to Front \* Garage \****

***\* PRICE ..... Guide Price £525,000 - £550,000..... PR1***

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**ENTRANCE PORCH:** Double glazed. Tiled floor.

**ENTRANCE HALL:** Two radiators. Under stairs storage cupboard. Carpet. Coved ceiling.

**CLOAKROOM:** Low flush wc. Wash hand basin. Extractor fan. Carpet.

**LOUNGE:** 21' 11" x 13' 3" reducing to 10' 11" (6.68m x 4.04m) Double glazed French doors to garden. Two radiators. Gas feature fireplace. Carpet. Coved ceiling.

**DINING ROOM:** 13' 9" x 11' 11" (4.19m x 3.63m) Double glazed bay window to front. Carpet. Radiator. Coved ceiling.



**KITCHEN:** 15' 1" x 10' 8" (4.59m x 3.25m) Double glazed window to rear. Double glazed door to garden. Range of fitted wall, base and drawer units with matching work surfaces. Space for American fridge freezer, dishwasher and wine cooler. Electric double oven and gas hob with extractor over. Butler sink with mixer tap. Engineered Oak floor. Radiator. Part tiled walls, Door to garage. Houses boiler. Coved ceiling.

**LANDING:** Loft access with ladder and power. Carpet. Coved ceiling.

**MASTER BEDROOM:** 13' 10" x 9' 4" (4.21m x 2.84m) Double glazed bay window to front. Fitted wardrobes. Carpet. Radiator. Coved ceiling.

**BEDROOM 2:** 15' 8" x 9' 8" (4.77m x 2.94m) Double glazed window to rear. Built in wardrobe. Radiator. Carpet. Coved ceiling.



**EN-SUITE:** 6' 10" x 3' 11" (2.08m x 1.19m) Double glazed window to rear. Shower cubicle. Vanity sink unit. low flush wc. Extractor fan. Part tiled walls. Coved ceiling.

**BEDROOM 3:** 11' 11" x 10' 10" (3.63m x 3.30m) Double glazed window to rear. Built in wardrobe. Radiator. Carpet. Coved ceiling.

**BEDROOM 4:** 13' 3" x 6' 11" (4.04m x 2.11m) Double glazed window to rear. Built in wardrobe. Carpet. Radiator. Coved ceiling.

**BEDROOM 5:** 7' 5" x 6' 5" (2.26m x 1.95m) Double glazed window to front. Carpet. Radiator. Coved ceiling.

**FAMILY BATHROOM:** 11' 8" x 6' 9" (3.55m x 2.06m) Double glazed window to rear. Panelled bath with mixer tap and shower attachment. Vanity sink unit. Low flush wc. Shower cubicle. Extractor fan. Radiator. Vinyl flooring. Coved ceiling.

**GARDEN:** Approx 42' (12.79m) Mainly laid to lawn. Mature bushes, shrubs and trees. Patio area. Pond. Outside tap and light. Timber shed.

**FRONT GARDEN:** Off road parking to front via block paved driveway.

**GARAGE:** 16' 10" x 6' 10" (5.13m x 2.08m) Up and over door. Plumbed for washing machine. Power and light. Tap.

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