



Sidmouth Road, Welling



Harpers & Co



Sidmouth Road

Welling

IMMACULATE 2 BEDROOM HOUSE | LARGE DOUBLE ROOMS
| IMPRESSIVE DESIGNER KITCHEN | SOLID OAK FLOORING
THROUGHOUT | LARGE LOUNGE & DINER | ATTRACTIVE
GARDEN WITH SHED | DOUBLE GLAZING THROUGHOUT |
GAS CENTRAL HEATING THROUGHOUT | OFF ROAD PARKING

Delightful 2 bedroom semi-detached, with tasteful modern décor throughout and laced with high quality fixtures & fittings. This impressively large property is an ideal first time purchase or investment buy.

Property Summary

Harpers & Co is delighted to offer this extremely tasteful and very well decorated 2 bedroom house which has been enhanced to an impressively high standard with scope to extend (STPP).

The decor is a credit to its current owners who have installed a designer kitchen with marble worktops, white gloss designer tiles, wall mounted units and high end appliances which are all integrated.

The kitchen is a true show stopper with integrated wine cooler and clean lines throughout. The ground floor also has solid oak flooring throughout and an attractive lounge and dining room.

The first floor has 2 large double bedrooms and a stunning family bathroom with shower which is completed to a wonderfully high standard.

For those that like clean lines and tasteful, modern decor, this house is a gem and viewings comes highly recommended.



Accommodation

Reception/Dining Room 13' 9" x 13' 1" (4.2m x 4.0m)

UPVC front door, solid oak flooring throughout skirting, ornate coving, chandelier to ceiling, fireplace with tiled hearth, multiple plug points throughout, smoke alarm, radiator with TRV valve with ornate cover.

Kitchen 8' 6" x 11' 6" (2.6m x 3.5m)

Solid oak flooring throughout, white gloss bevelled tile splashback, floor & wall mounted white gloss kitchen units with brushed chrome handles and black and grey marble worktop, stainless steel basin, integrated wine cooler, integrated Lamona dishwasher, 5 ring commercial grade hob & oven, integrated American style fridge freezer, utility cupboard with space for inbuilt washing machine & dryer, 2 year old combi-boiler, spotlights to ceiling, chrome multiple plug points throughout, side access UPVC door, UPVC windows with rear garden views.

Front Reception 12' 6" x 13' 9" (3.8m x 4.2m)

Solid oak flooring throughout, original ornate wrought iron gas fireplace with tiled hearth and hardwood mantle, skirting, ornate coving, chandelier pendant to ceiling, bay UPVC window, PIR alarm, 1 x radiator with TRV valve.

Master Bedroom 11' 6" x 13' 9" (3.5m x 4.2m)

Fully carpeted throughout, 1 x radiator with TRV valve, UPVC bay window, original wrought iron fireplace with tiled hearth, skirting, coving, chandelier pendant light to ceiling, multiple plug points throughout.

Bedroom 2 17' 5" x 6' 11" (5.3m x 2.1m)

Fully carpeted throughout, skirting, coving, 2 x pendant lights to ceiling, 1 x radiator with TRV valve, multiple plug points throughout.

Bathroom 14' 1" x 4' 11" (4.3m x 1.5m)

Solid oak flooring throughout, white gloss bevelled tile splashback, white enamel bath with chrome feet and chrome candlestick style mixer taps, chrome heated towel rail, low level basin with chrome mixer taps, low level W/C with push-rod waste, glass shower enclosure with Amazon shower head attachment, spotlights to ceiling.

Garden Approx 75ft

Mainly laid to lawn, mature trees & shrubs to border, decking area with storage shed.







Existing ground floor plan
(Retained)



Existing first floor plan



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