



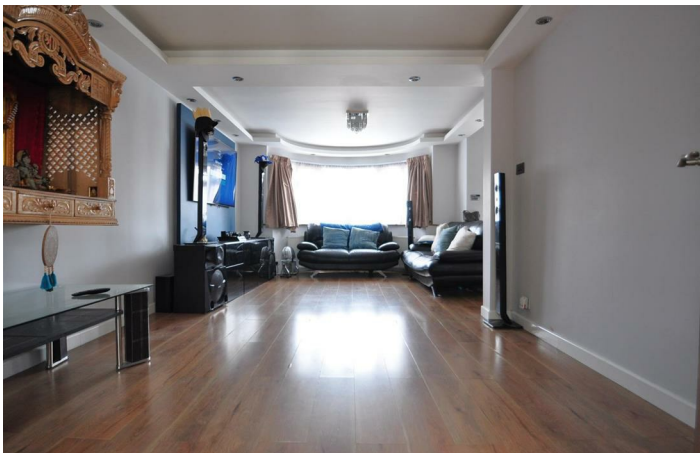
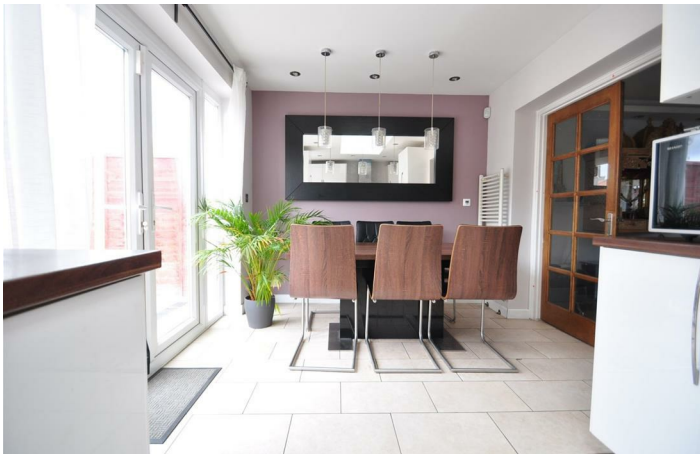
Okehampton Crescent, Welling  
£535,000 Freehold



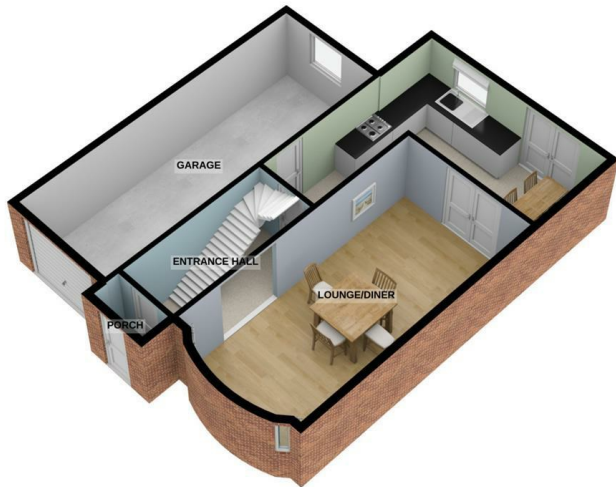


**GROUND FLOOR EXTENSION TO REAR & CHAIN FREE SALE** Parris Residential are delighted to offer this ground-floor extended three-bedroom semi-detached family home with off-street parking for up to 2 vehicles and 30' garage to side. The property offers good size living accommodation throughout. Benefits include an extended kitchen, double glazed windows, a gas central heating system and a 90' approx rear garden. The very popular Hillsgrove Primary School can be found nearby as can St Michaels East Wickham Primary School. Both Welling & Bexleyheath train stations can be found close by, with the Elizabeth line/Abbeywood station being within easy reach too. Your inspection is highly recommended.

Bexley Borough Council Tax Band D - EPC Band TBC - Freehold



GROUND FLOOR  
751 sq.ft. (69.7 sq.m.) approx.

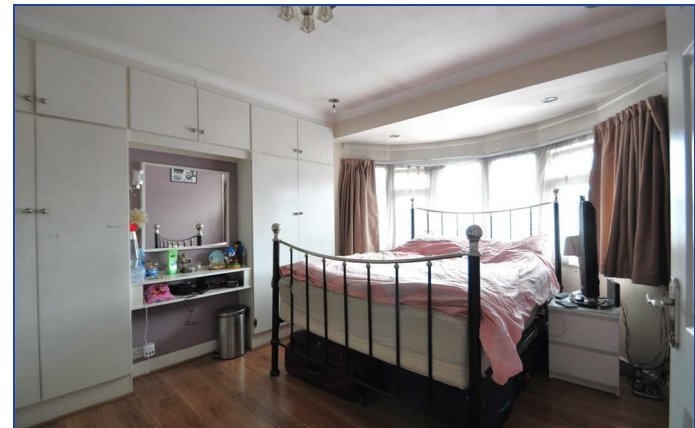
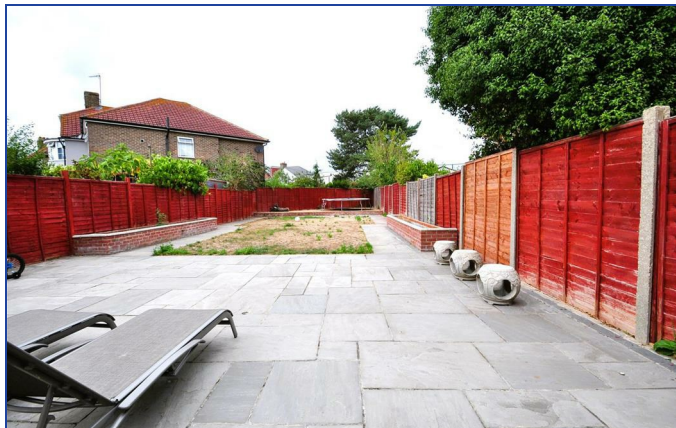
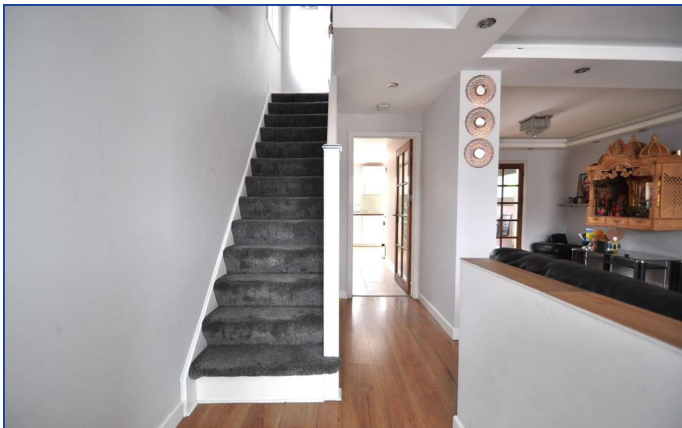


1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
Made with Metropix © 2022

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>68</b>	<b>68</b>



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.





**Entrance Hall 11'8 x 5'3 (3.56m x 1.60m)**

**Through Lounge ( temporarily split into two rooms 24'7 x 12'3 (7.49m x 3.73m)**

**Kitchen 17'1 x 16'6 (5.21m x 5.03m)**

**Landing**

**Bedroom One 13'7 x 11'2 (4.14m x 3.40m)**

**Bedroom Two 10'7 x 12'0 (3.23m x 3.66m)**

**Bedroom Three 8'4 x 6'3 (2.54m x 1.91m)**

**Bathroom 5'3 x 4'5 (1.60m x 1.35m)**

**Garage 30' long x 8'7 approx. (9.14m long x 2.62m approx)**

**Garden 90' approx. (27.43m approx)**

**Off Street Parking**

