



Guide Price £450,000

Wendover Way, Welling, Kent, DA16

2BN

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price £450,000 to £475,000.

Three bedroom extended semi detached house situated in South Welling very convenient for Welling train station, Danson Primary and Bexley Grammar Schools.

Offered with no onward chain the property features an extended ground floor accommodation, which comprises, entrance hall, shower room with WC, lounge, dining room open planned to the kitchen/breakfast room. On the first floor are three bedrooms and a family bathroom.

In need of redecoration and modernisation the property is ideal for a family looking to put their own stamp on their home and has been priced to reflect the redecoration and modernisation. The property does feature gas central heating and double glazing.

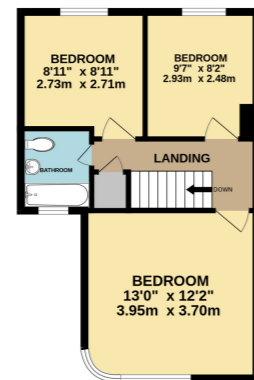
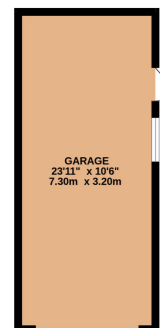
Outside there is off street parking and a side shared driveway leading to the large detached garage. The South facing rear garden extends approximately 90ft.

Council Tax Band D.



GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1262 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			