



Guide Price £525,000
Merlin Road, Welling, Kent, DA16 2JS

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price £525,000 to £550,000.

An extended three double bedroom semi-detached house located just a stones throw from Bexley Grammar School and Danson Primary School, a short walk to Danson Park and less than a mile from Welling train station.

The property features a beautifully landscaped rear garden with artificial grass, natural lawn and newly installed fencing.

Accommodation comprises, to the ground floor, entrance porch/hall, lounge, dining room opening on to the kitchen and contemporary bathroom.

To the first floor are three double bedrooms with fitted wardrobes and units.

Outside, there is off street parking to the front.

The rear garden features an insulated outbuilding which would be ideal for a home office/gym.

Shops and restaurants at Blackfen and Welling High Street are just a short walk away.

Please note that the adjoining house has extended across the full width of the first floor, meaning there is scope to do the same on this property.

Council Tax Band D.



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	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		