

Guide Price From £425,000

Merlin Road, Welling, Kent, DA16 2JL

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price £425,000 to £450,000.

Very well presented extended two bedroom semi-detached house situated in south welling and within a short walk to Welling train station, Danson Primary School, Bexley Grammar school and Danson Park.

Extended on the ground floor the property comprises on the ground floor; covered porchway, entrance hall, lounge, dining room open planned to the extended kitchen. The first floor comprises two bedrooms and family bathroom.

The property features gas central heating, double glazing, shutters at the front of the property a modern fitted kitchen and bathroom.

Outside there is off street parking for several cars, side access and a detached garage.

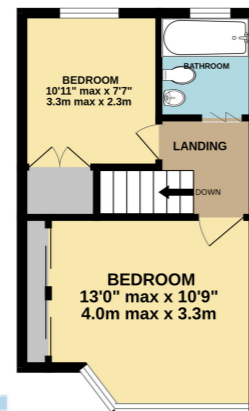
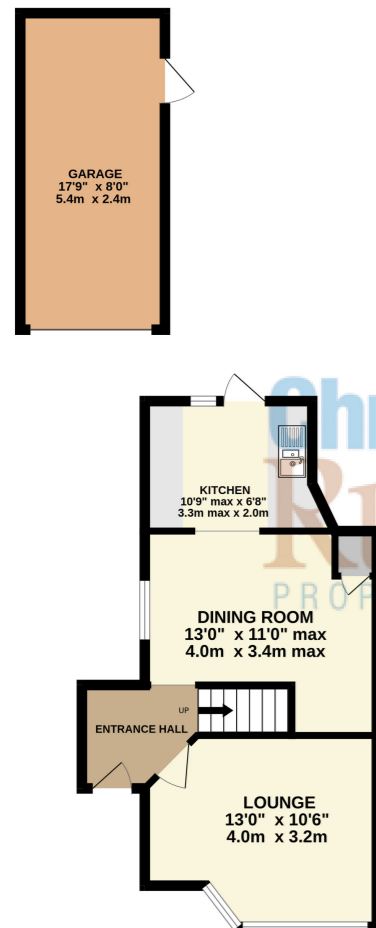
The rear garden extends over 100ft featuring a large patio area and lawn. Access to the garage is from the driveway at the front or from the rear garden.

Council Tax Band D.



GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR
278 sq.ft. (25.9 sq.m.) approx.



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TOTAL FLOOR AREA : 791 sq.ft. (73.5 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		89
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	