



Guide Price £525,000
Welling Way, Welling, Kent, DA16 2RT

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £525,000 to £550,000.

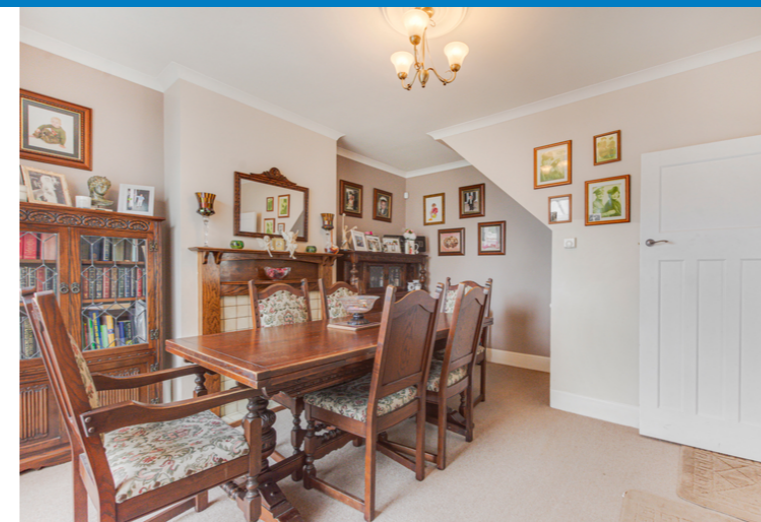
Three bedroom un-extended chalet style house offered with no onward chain situated within a short walk to Welling and Falconwood train stations. Very convenient for Eastcote Primary, Crown Wood Stationers and Bexley Grammar Schools the property offers great potential to extend to a significantly larger family home.

Set back from the road, this well presented property comprises; entrance hall, lounge, dining room, conservatory, bedroom 3, kitchen and bathroom on the ground floor with two double bedrooms on the first floor.

The property features gas central heating, double glazing, fitted kitchen and modernised bathroom suite.

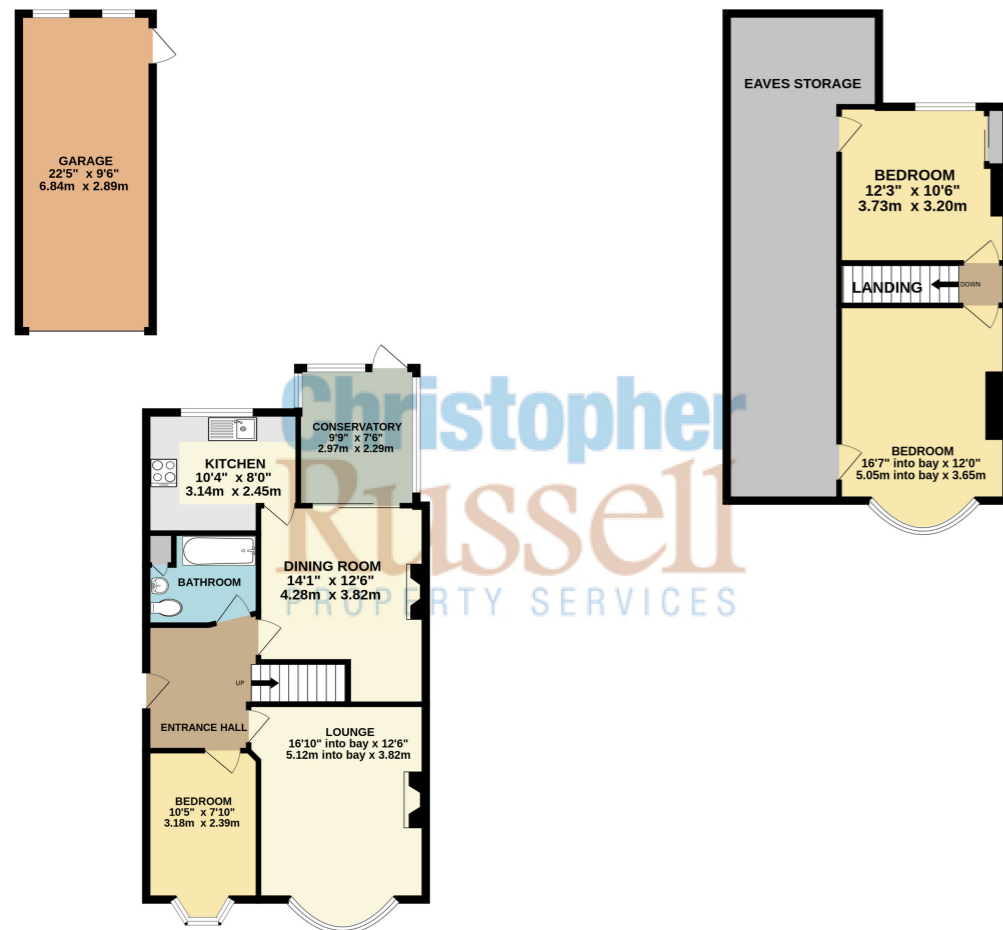
Outside there is ample off street parking for several cars on a block paved driveway and a tandem length detached garage to the side. There is side access to the rear garden that extends approximately 80ft laid mainly to lawn.

Council Tax Band E.



GROUND FLOOR
927 sq.ft. (86.2 sq.m.) approx.

1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.4 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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