



Offers in Excess of £500,000 Merlin Road, Welling, Kent, DA16 2JP

**Christopher
Russell**
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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Three-bedroom semi-detached house presented in excellent decorative condition situated in a popular location in South Welling a short walk to Welling train station, Danson Park and very convenient for Danson and Hook Lane primary and Bexley Grammar schools.

Extended on the ground floor to comprises entrance hall, though lounge diner, extended kitchen, study that could be used as a guest bedroom and a conservatory that opens onto the rear garden.

On the first floor are three bedrooms and a bathroom.

Outside there is a front driveway that provides off street parking for two cars and a secluded rear garden extending approximately 70-80ft.

At the end of the rear garden is a summer house.

Council Tax Band D.



GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			