



Guide Price £550,000  
Merlin Road, Welling, Kent, DA16 2JS



Guide Price £550,000 - £575,000.

Extremely well presented, extended, three double bedroom semi detached house situated in a popular location just a short walk to Danson primary school, Bexley grammar school, Danson park and Welling train station.

Having been modernised throughout and extended both upstairs and downstairs, the downstairs accommodation comprises a lounge, WC and a large fitted kitchen/diner with a central island.

Upstairs there are three double bedrooms, all with fitted wardrobes and a modern family bathroom with a bath and a fitted shower.

The rear garden has a decked area leading to lawn and there is a larger than average garden room with electricity.

There is off street parking to the front and the property is gas centrally heated and double glazed throughout.

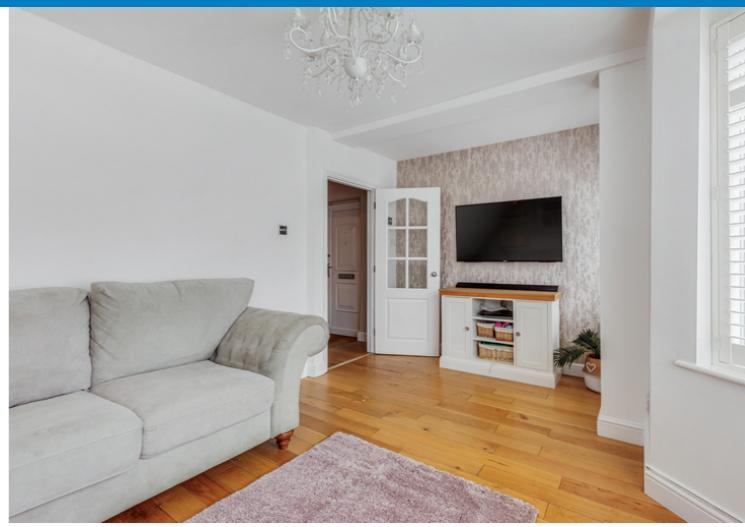
Council Tax Band D.



**Christopher  
Russell**  
PROPERTY SERVICES

TOTAL FLOOR AREA - 1515 sq.ft. (140.8 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. The services and fixtures and fittings shown 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		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			