



Guide Price £425,000 Freehold



Dryden Road, Welling, Kent DA16 3ND



PROPERTY DESCRIPTION

GUIDE PRICE £425,000 - £450,000 • RE/MAX SELECT are delighted to offer for sale this semi-detached house, situated on a quiet residential road close to schools, amenities, including East Wickham Open Space, and transport links, including Welling Station. The property comprises 3 bedrooms, large through-lounge, conservatory, fitted kitchen, upstairs family bathroom, downstairs cloakroom, and gardens to side and rear. Further benefits include garage, off street parking, double glazing, and gas central heating. CHAIN FREE.

Total Internal Area approx: 1,424.81 sq ft (132.37 sq m). EPC D67

FEATURES

- 3 bedrooms
- Through-lounge
- Conservatory
- Loft room
- Garage
- Corner plot





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Carpeted, radiator, understairs storage, storage cupboard; carpeted stairs leading to first floor.

Through Lounge

7.40m x 3.58m (24' 3" x 11' 9") Carpeted, radiators; double glazed bay window; double glazed sliding door leading to conservatory.

Kitchen

3.29m x 2.50.m (10' 10" x 8' 2") Tiled flooring; range of wood wall and base units with complementary worktops and tiled splashback; sink and drainer unit; stainless steel extractor hood, storage cupboards, double glazed window; space and connections for cooker; space and connections for washing machine; space and connections for fridge/freezer.

Conservatory

Laminate flooring, radiator, double glazed; door leading to rear garden.

Cloakroom

Tiled flooring, wash-hand basin, w/c, double glazed window.

First Floor

Landing

Carpeted, radiator, double glazed window.

Bedroom

3.95m x 3.22m (13' 0" x 10' 7") Carpeted, radiator, fitted wardrobes, double glazed windows.

Bedroom

3.30m x 3.22m (10' 10" x 10' 7") Carpeted, radiator, fitted wardrobes, storage cupboard, double glazed windows.

Bedroom

4.47.m x 3.20m (14' 8" x 10' 6") Carpeted, radiator, double glazed windows.

Family Bathroom

Laminate flooring, tiled walls; panelled bath with thermostatic shower and screen; wash-hand basin, w/c, double glazed windows.

Second Floor

Loft Room

3.22m x 3.20m (10' 7" x 10' 6") Carpeted, radiator, eaves storage, double glazed skylight.

External

Front Driveway

Off street parking for 2 cars; mature shrubs and bushes; access to side and rear garden via gate.

Side & Rear Garden

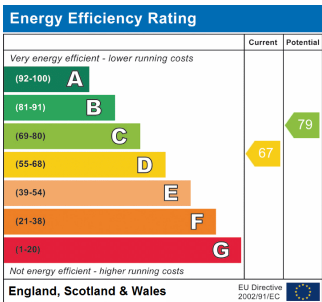
Patio, lawn, outdoor tap, outdoor lighting; access to internal storage cupboard with space and connections for tumble dryer; access to garage.

Garage

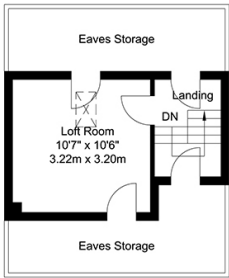
4.55m x 2.58m (14' 11" x 8' 6") Up-and-over door; electrical power and lighting.

Information

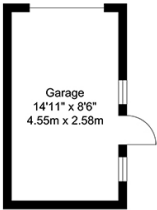
- Close to sought-after schools incl 4 grammar schools
- 0.6 miles (approx) to Welling Station
- 1.1 miles (approx) to Falconwood Station
- 0.2 miles (approx) to East Wickham Open Space
- 0.6 miles (approx) to Oxleas Woods
- Council Tax Band: D



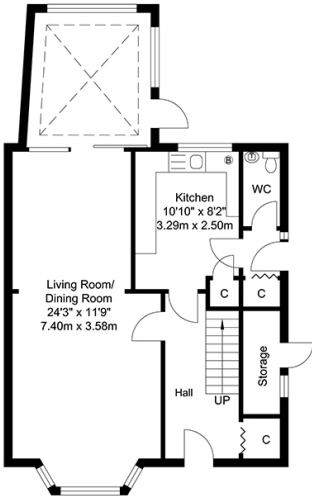
FLOORPLAN



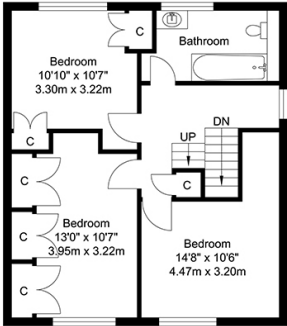
Second Floor
Approximate Floor Area
157.15 SQ.FT.
(14.60 SQ.M.)



Garage
Approximate Floor Area
126.36 SQ.FT.
(11.74 SQ.M.)



Ground Floor
Approximate Floor Area
627.53 SQ.FT.
(58.30 SQ.M.)



First Floor
Approximate Floor Area
513.76 SQ.FT.
(47.73 SQ.M.)

TOTAL APPROX FLOOR AREA 1424.81 SQ.FT / 132.37 SQ. M
For Identification Purposes Only.

