



Offers in Excess of £565,000
Merlin Road, Welling, Kent, DA16 2JS

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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Christopher Russell Property Services

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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.

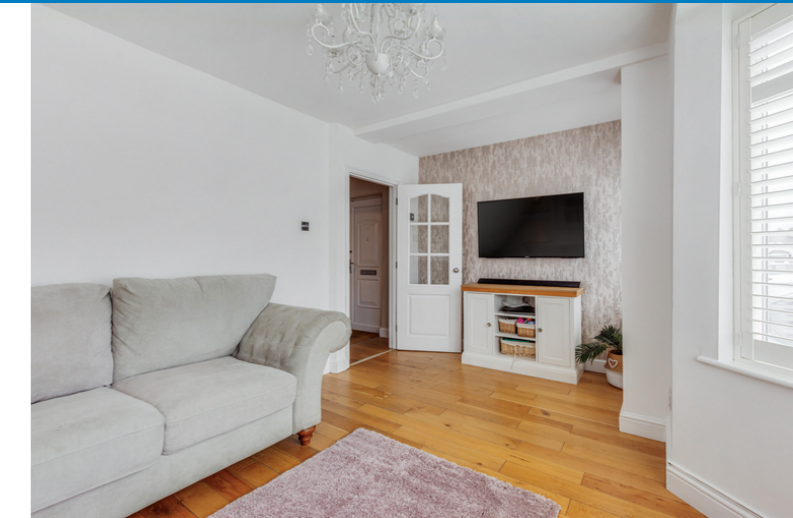
Upstairs there are three double bedrooms, all with fitted wardrobes and a modern family bathroom with a bath and a fitted shower.

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.

Agents Note: Material Information is available online as brochure 2 below.



GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.

1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



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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. 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 | | |
| (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 | | | |
| England, Scotland & Wales | | | |