



£425,000 Freehold



34 Dryden Road, Welling, Kent DA16 3ND





## PROPERTY DESCRIPTION

GUIDE PRICE £425,000 - £445,000 • RE/MAX SELECT are delighted to offer for sale this well presented 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, living room, fitted kitchen, upstairs family bathroom, and gardens to rear. Further benefits include off street parking, double glazing, and gas central heating. CHAIN FREE

Total Internal Area approx: 697.50 sq ft (64.80 sq m). EPC C72





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Laminate flooring, double glazed frosted windows; door leading to living room.

#### Living Room

4.40m x 4.00m (14' 7" x 13' 3") Laminate flooring, radiator, double glazed windows; carpeted stairs leading to first floor.

#### Kitchen / Dining Room

4.40m x 3.00.m (14' 7" x 9' 9") Laminate flooring; range of wall and base units with complementary worktops and splashback; sink and drainer with mixer tap; stainless steel extractor hood, storage cupboard, double glazed window; space and connections for washing machine; space and connections for fridge/freezer, double glazed doors leading to rear garden.

### First Floor

#### Landing

Carpeted, double glazed window.

#### Bedroom

4.40m x 2.60.m (14' 5" x 8' 7") Carpeted, radiators, double glazed windows.

#### Bedroom

2.90m x 2.60.m (9' 4" x 8' 7") Carpeted, radiators, double glazed windows.

#### Bedroom

3.10m x 1.80.m (10' 0" x 6' 0") Carpeted, radiators, double glazed windows.

#### Family Bathroom

1.80m x 1.60.m (6' 0" x 5' 4") Tile-effect flooring, tiled walls; panelled bath with thermostatic shower and screen; vanity wash-hand basin with mixer tap; w/c, double glazed frosted windows.

### External

#### Front Garden

Off street parking; lawn; access to rear garden via gate.

#### Rear Garden

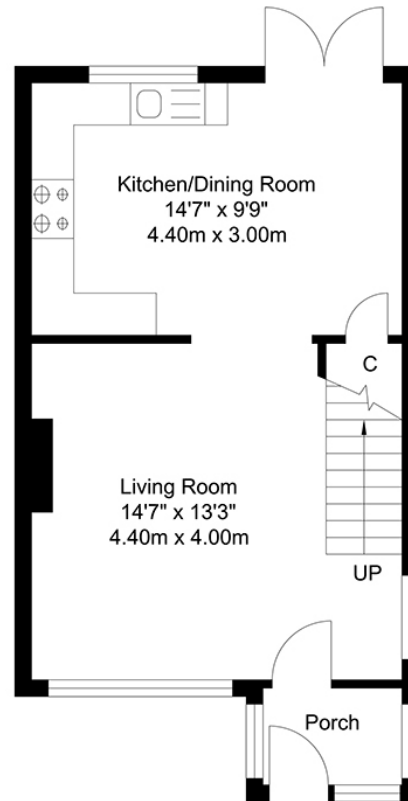
Approximately 45ft; patio, lawn; mature bushes, shrubs and trees; shed.

### Information

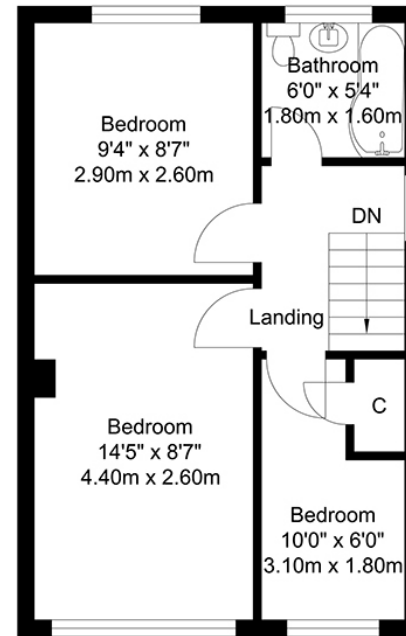
- Close to sought-after schools incl 4 grammar schools
- 0.6 miles (approx) to Welling Station
- 1.1 miles (approx) to Falconwood Station
- 0.2 miles (approx) to East Wickham Open Space
- 0.6 miles (approx) to Oxleas Woods
- Council Tax Band: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN



Ground Floor  
Approximate Floor Area  
361.00 SQ.FT.  
(33.50 SQ.M.)



First Floor  
Approximate Floor Area  
336.00 SQ.FT.  
(31.20 SQ.M.)



TOTAL APPROX FLOOR AREA 697.50 SQ. FT / 64.80 SQ. M  
For Identification Purposes Only.

