

Guide Price From £415,000
Merlin Road, Welling, Kent, DA16 2JL

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.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Guide Price £415,000 to £435,000.

Very well presented extended two bedroom semi-detached house situated in south welling and within a short walk to Welling train station, Danson Primary School, Bexley Grammar school and Danson Park.

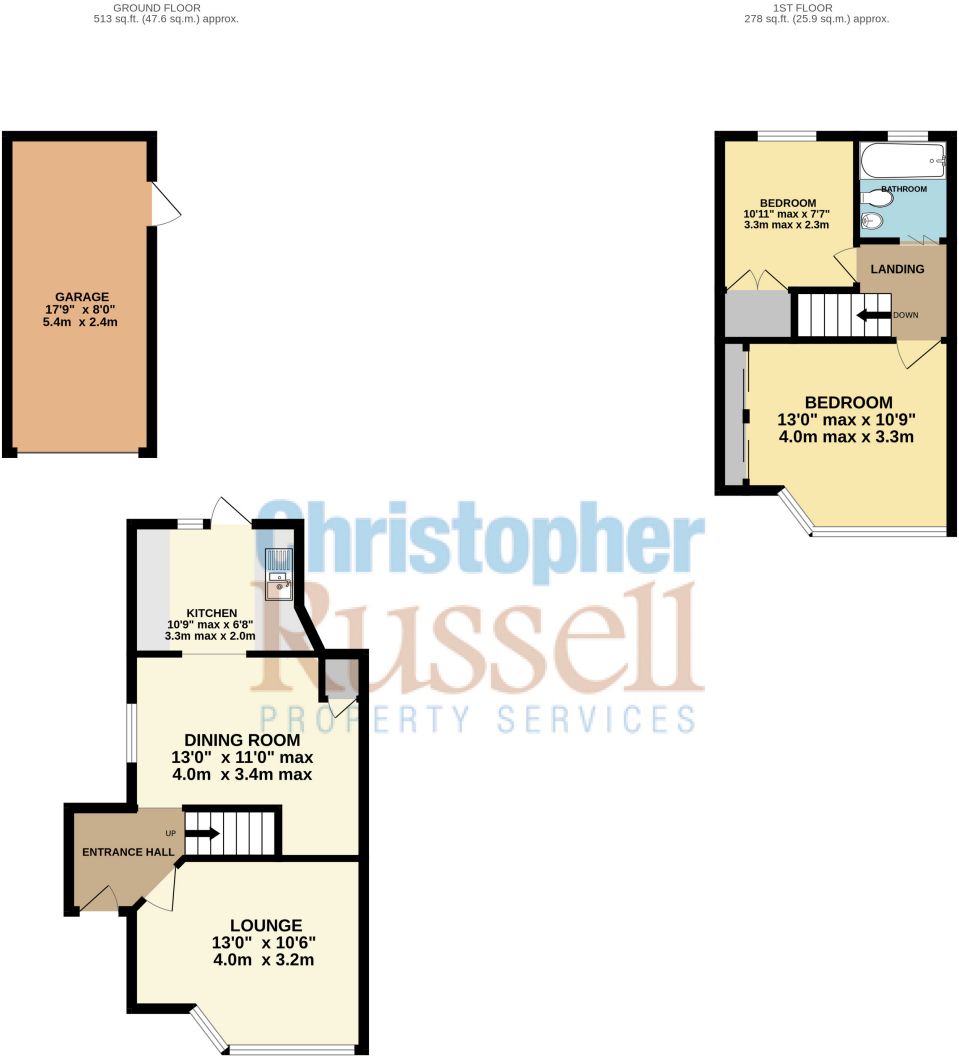
Extended on the ground floor the property comprises on the ground floor; covered porchway, entrance hall, lounge, dining room open planned to the extended kitchen. The first floor comprises two bedrooms and family bathroom.

The property features a recently installed combi boiler, gas central heating, double glazing, shutters at the front of the property a modern fitted kitchen and bathroom.


Outside there is off street parking for several cars, side access and a detached garage.

The rear garden extends over 100ft featuring a large patio area and lawn. Access to the garage is from the driveway at the front or from the rear garden.

Council Tax Band D.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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 | | 89 |
| (81-91) | B | | |
| (69-80) | C | | 64 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | G |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |  |