

**RE/MAX**  
**SELECT**

Guide Price £325,000 Leasehold



Welling Way, South Welling, Kent DA16 2RJ





## PROPERTY DESCRIPTION

GUIDE PRICE £325,000 - £350,000 • RE/MAX SELECT are delighted to offer for sale this well presented ground floor maisonette close to amenities and transportation links, including Welling Station. This spacious property comprises 2 bedrooms, good-size living/dining room, modern fitted kitchen, fitted bathroom, front and rear garden. Further benefits include gas central heating and double glazing.

Total Internal Area approx: 651.10 sq ft (60.49 sq m)





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Double glazed; door leading to entrance hallway.

#### Entrance Hallway

Wood-effect herringbone flooring, radiator, utility cupboard, storage cupboard.

#### Living / Dining Room

Wood-effect herringbone flooring, radiators, double glazed windows; double glazed sliding door leading to rear garden.

#### Kitchen

Wood-effect herringbone flooring; range of wall and base units with complementary worktops and tiled splashback; sink and drainer with mixer tap; fitted gas hob, fitted oven with integrated extractor hood over, integrated dishwasher; integrated fridge/freezer; double glazed window.

#### Bedroom

Wood-effect herringbone flooring, radiator, double glazed windows.

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Wood-effect herringbone flooring, radiator, double glazed windows.

#### Bathroom

Tiled flooring, tiled walls; panelled bath with glass screen, and both shower-mixer and rainfall fitting; wash-hand basin with mixer tap; w/c, extractor fan, heated towel-rail, double glazed frosted window.

### External

#### Front Garden

Lawn.

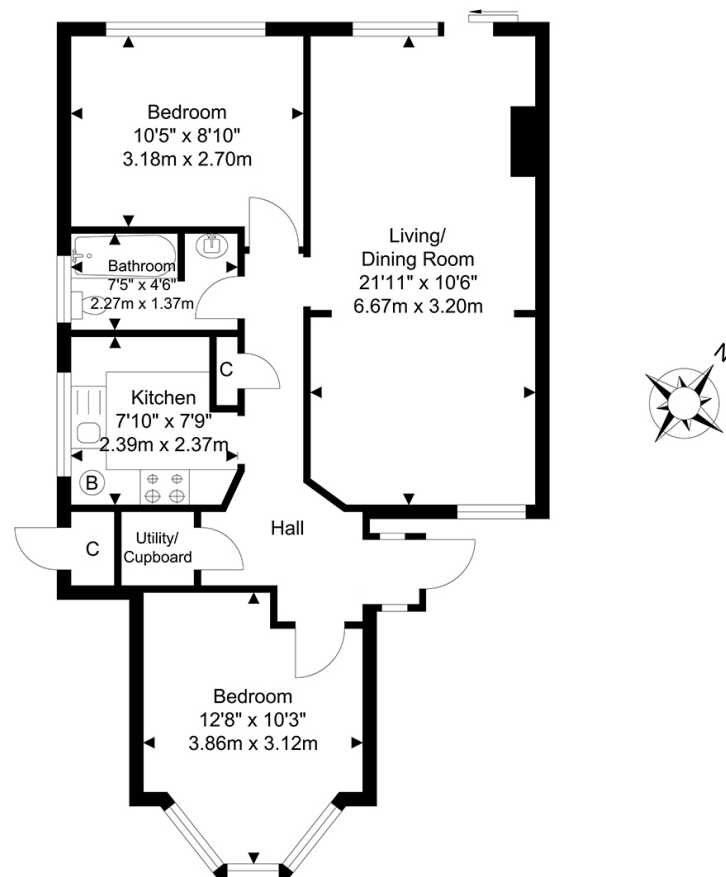
#### Rear Garden

Artificial lawn, decking, flowerbed, side gate.

### Information

- Lease: 938 years remaining
- 0.3 miles (approx) to Welling Station (direct to 5 London Terminal stations)
- 0.7 miles (approx) to Falconwood Station (direct to 5 London Terminal stations)
- Close to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- 0.5 miles (approx) to Oxleas Woods
- Council Tax: Band C

## FLOORPLAN



TOTAL APPROX FLOOR AREA 651.10 SQ. FT / 60.49 SQ. M  
For Identification Purposes Only.

