



£325,000 Leasehold



Bellegrove Close, Welling, Kent DA16

3RG



## 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 3 bedrooms, fitted kitchen, fitted bathroom, good-size living room, front driveway, and rear garden. Further benefits include gas central heating and double glazing. CHAIN FREE! Total Internal Area approx: 698.36 sq ft (64.88 sq m).





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

Laminate flooring, storage cupboard housing combi-boiler.

#### Living Room

4.20m x 3.19m (13' 9" x 10' 6") Laminate flooring, radiator; double glazed sliding door leading to rear garden.

#### Kitchen

2.37m x 2.32m (7' 9" x 7' 7") Tiled flooring; range of wood wall and base units with complementary worktops; stainless steel sink and drainer unit with mixer tap; space and connections for gas cooker; space and connections for fridge/freezer; space and connections for washing machine; double glazed windows looking onto public green gardens and park.

#### Bedroom

3.20m x 2.70m (9' 2" x 9' 0") Laminate flooring, radiator, double glazed windows.

#### Bedroom

3.89m x 3.19m (12' 9" x 10' 6") Laminate flooring, radiator, double glazed bay window.

#### Bedroom

3.23m x 2.40m (10' 7" x 7' 10") Laminate flooring, radiator, double glazed windows.

#### Bathroom

2.28m x 1.47m (7' 6" x 4' 10") Tiled flooring, part-tiled walls; panelled bath with glass screen, and both shower-mixer and rainfall shower; wash-hand basin with mixer tap; w/c, extractor fan, heated towel-rail.

#### Front Driveway

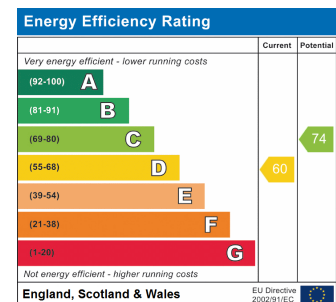
Off street parking for 2 cars.

#### Rear Garden

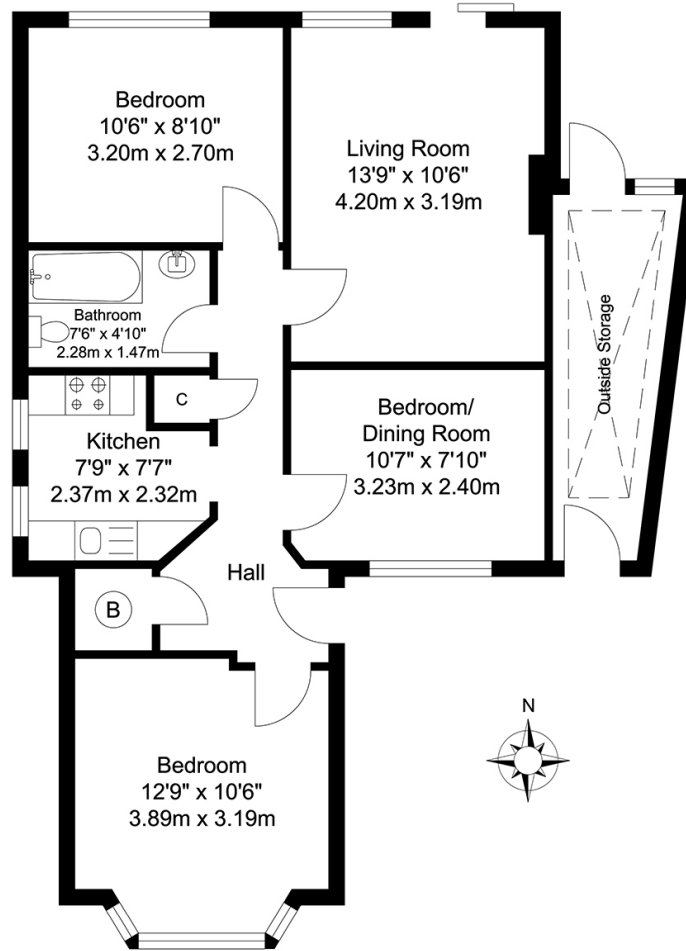
Patio area, lawn, light; shed.

### Information

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



# FLOORPLAN



Ground Floor

TOTAL APPROX FLOOR AREA 698.36 SQ. FT / 64.88 SQ. M  
For Identification Purposes Only.

