



Edmund Road | Welling, Kent, DA16 3PJ



Guide Price: £600,000 - £625,000

Freehold

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Edmund Road, Welling

A stunning FOUR BEDROOM EXTENDED SEMI-DETACHED family home situated in the heart of Welling. Convenient for local schools, Welling Station and high street shops.

Property Features

- Council Tax: D
- EPC Rating: D
- 13FT LOUNGE
- 17FT KITCHEN/DINER
- UTILITY ROOM
- ENSUITE TO BEDROOM 1
- POTENTIAL TO EXTEND FURTHER (STPP)
- OFF STREET PARKING
- GARDEN



Interior

Porch: Double glazed door to front, double glazed windows to front and wood style laminate flooring.

Entrance Hall: Wooden door to front, single glazed windows to front and wood style laminate flooring. Understairs storage.

Lounge: 4.24m x 3.63m (13'11" x 11'11") Double glazed window to front, shutter style blinds and carpet as fitted.

Kitchen/Diner: 5.44m x 4.17m (17'10" x 13'8") Fitted with a modern range of wall and base units with contrasting work surfaces. Integrated oven, hob, filter hood and dishwasher. Double glazed window to rear, shutter style blinds under floor heating and double glazed double doors to rear.

Utility Room: 5.72m x 2.4m (18'9" x 7'10") Fitted with a range of modern wall and base units. Wood style laminate flooring, double glazed door to side and sky light. Door leading to garage.

Ground Floor WC: Fitted with a two piece suite comprising of wall mounted wash hand basin and low level wc. Chrome style heated towel rail and wood style laminate flooring.

Landing: Carpet as fitted and stairs to loft conversion.

Bedroom 2: 3.89m x 3.78m (12'9" x 12'5") Double glazed window to front, shutter style blinds, built in wardrobe and carpet as fitted.

Bedroom 3: 4.01m x 3.3m (13'2" x 10'10") Double glazed window to rear, shutter style blinds, built in wardrobe and carpet as fitted.

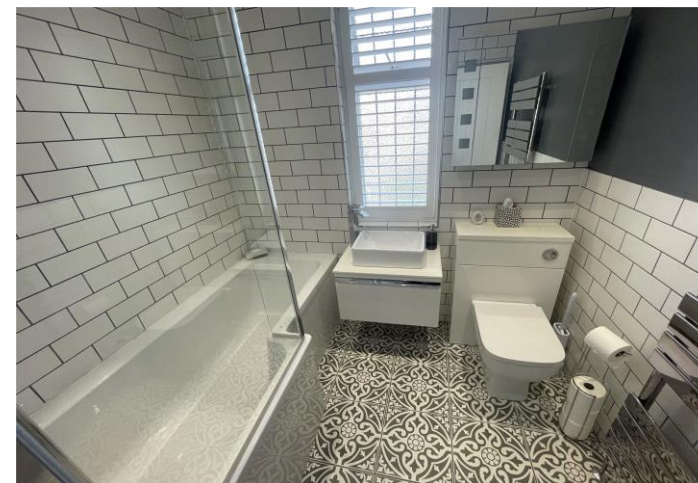
Bedroom 4: 2.82m x 1.75m (9'3" x 5'9") Double glazed window to front, shutter style blinds and carpet as fitted.

Bathroom: Fitted with a three piece suite comprising of wall mounted vanity wash hand basin, built in low level wc and panelled bath with shower over and glass shower screen. Chrome style heated towel rail, part tiled walls and tiled flooring. Double glazed window to rear and shutter style blinds.

Loft Conversion

Bedroom 1: 6.2m x 3.56m (20'4" x 11'8") Double glazed window to rear, shutter style blinds, built in wardrobe, carpet as fitted and two velux windows to front.

En Suite Shower Room: Fitted with a three piece suite comprising of vanity wash hand basin, low level wc and separate walk in shower cubicle. Chrome style heated towel rail, tiled walls and tiled flooring. Double glazed window to rear and shutter style blinds.





Exterior

Garden: Approximately 50ft. Mainly laid to lawn with patio area and composite decked area.

Summer House: 5.08m x 5.05m (16'8" x 16'7") Double doors to front, windows to front and wood style laminate flooring.

Purpose Built Office: 3.1m x 2.67m (10'2" x 8'9") Double glazed door to front, double glazed window to front and side. Wood style laminate flooring.

Garage: 5.46m x 2m (17'11" x 6'7") Roller shutter door.

Parking: Driveway providing off street parking.

Additional Information

Please note that any potential to extend further is subject to obtaining the relevant planning consent from the local authority.

Welling has been a favoured town for many years, with access to Bexley borough's four grammar schools as well as the 78-hectare Danson Park, with its historic house, boating lake, sports pitches, splash park and pub.

The town's heart is in the High Street, where you'll find shops, pubs, restaurants and the mainline train station, with its direct trains to London. Don't miss Crook Log Leisure Centre – Welling's sports and pool complex.

Property Location

Edmund Road, Welling, Kent, DA16 3PJ



FOR MORE INFORMATION CONTACT US TODAY.

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