



Bellegrove Road | Welling, Kent, DA16 3RJ



Asking Price: £525,000

Freehold

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## Bellegrove Road, Welling

A well presented THREE BEDROOM SEMI-DETACHED Chalet style home with planning approved. Conveniently located for Oxleas Woods, local schools, shops and Welling mainline station.

### Property Features

- Council Tax: E
- EPC Rating: D
- 16FT LOUNGE
- 13FT DINING ROOM
- 10FT CONSERVATORY
- 18FT KITCHEN
- POTENTIAL TO EXTEND (STPP)
- OFF STREET PARKING
- GARDEN



## Interior

**Entrance Hall:** Double glazed door to side, double glazed windows to side and wood style laminate flooring.

**Lounge (currently used as a bedroom):** 5.03m x 3.66m (16'6" x 12") Double glazed bay window to front and wood style laminate flooring.

**Dining Room:** 4.17m x 3.73m (13'8" x 12'3") Wood style laminate flooring. Opening to kitchen.

**Bedroom 3:** 3.2m x 2.34m (10'6" x 7'8") Double glazed bay window to front and wooden flooring.

**Ground Floor Shower Room:** Fitted with a three piece suite comprising of wall mounted vanity wash hand basin, built in low level wc and separate walk in shower cubicle. Heated towel rail, part tiled walls, tiled flooring and double glazed window to side.

**Kitchen:** 5.74m x 2.41m (18'10" x 7'11") Fitted with a range of wall and base units with contrasting work surfaces. Integrated double oven, hob and filter hood. Localised tiled walls, wood style laminate flooring, double glazed window to rear and double glazed sliding door to rear.

**Conservatory:** 3.18m x 2.8m (10'5" x 9'2") Double glazed double doors to rear, double glazed windows to rear and wood style laminate flooring. Double glazed windows to side and double glazed door to side.

**Landing:** Carpet as fitted and loft access.

**Bedroom 1:** 5.08m x 3.58m (16'8" x 11'9") Double glazed bay window to front, storage in eaves and wood style laminate flooring.

**Bedroom 2:** 3.58m x 3.12m (11'9" x 10'3") Double glazed window to rear, storage in eaves and wooden flooring.



TOTAL FLOOR AREA: 1372 sq.ft. (127.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan information, the measurements of areas, dimensions, heights 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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their efficiency upon the date.  
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## Exterior

**Garden:** Landscaped rear garden. Part decked area with pagoda and part paved. Paved area to rear with shed.

**Garage:** Up and over door with wooden door to side.

## Additional Information

Planning approved.

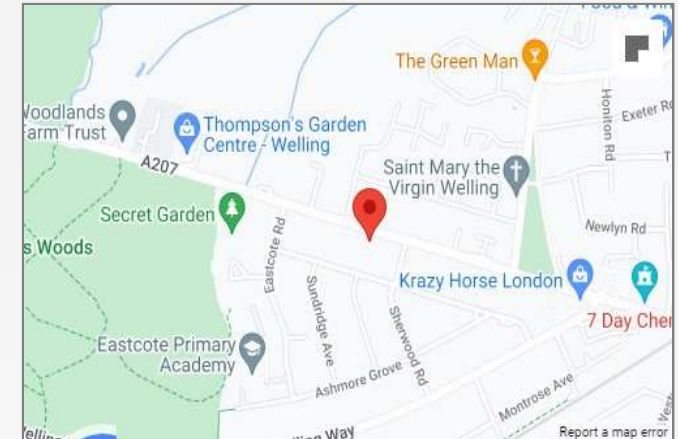
Planning reference number: 22/01202/FUL.

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

Bellegrove Road, Welling, Kent, DA16 3RJ



**FOR MORE INFORMATION CONTACT US TODAY.**

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