



Wordsworth Road | Welling, Kent, DA16 3NU



Asking Price: £375,000

Freehold

ROBINSON-JACKSON
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Wordsworth Road, Welling

A well presented TWO BEDROOM TERRACED home situated on the 'Poets Estate'. Convenient for local shops, schools and Welling mainline station.

Property Features

- Council Tax: C
- EPC Rating: C
- 19FT LOUNGE
- 11FT KITCHEN
- FIRST FLOOR BATHROOM
- GARAGE EN BLOC
- POTENTIAL TO EXTEND (STPP)
- DOUBLE GLAZED/CENTRAL HEATING
- GARDEN



Interior

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

Lounge: 5.87m x 3.63m (19'3" x 11'11") Double glazed window to front and wood style laminate flooring.

Kitchen: 3.63m x 2.46m (11'11" x 8'1") Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven, hob and filter hood. Localised tiled walls, tiled flooring, double glazed window to rear and double glazed door to rear.

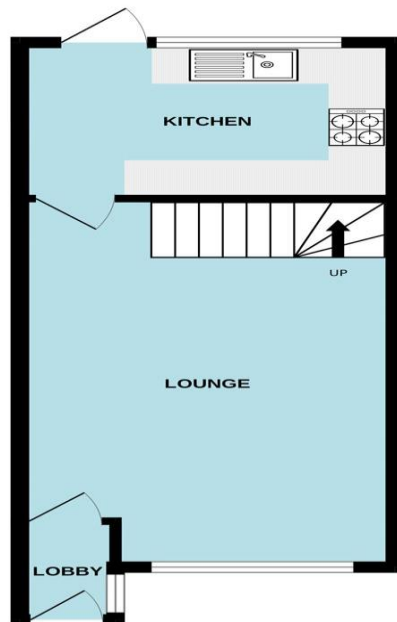
Landing: Carpet as fitted, storage cupboard and loft access.

Bedroom 1: 3.63m x 3.25m (11'11" x 10'8") Double glazed window to front and carpet as fitted.

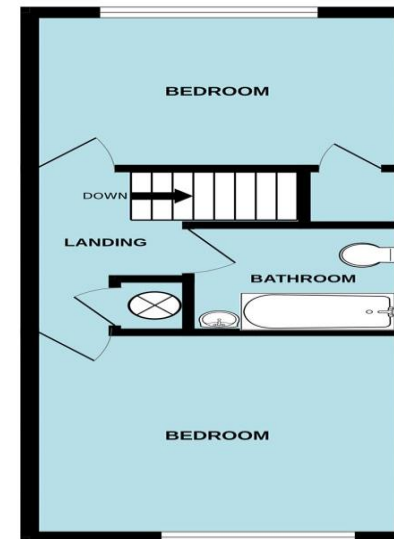
Bedroom 2: 3.6m x 2.51m (11'10" x 8'3") Double glazed window to rear, built in storage and carpet as fitted.

Bathroom: Fitted with a three piece suite comprising of vanity wash hand basin, low level wc and panelled bath with shower over. Chrome style heated towel rail, tiled walls and wood tile effect flooring.

GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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Exterior

Garden: Mainly laid to lawn with patio area.

Garage En Bloc: Up and over door.

Additional Information

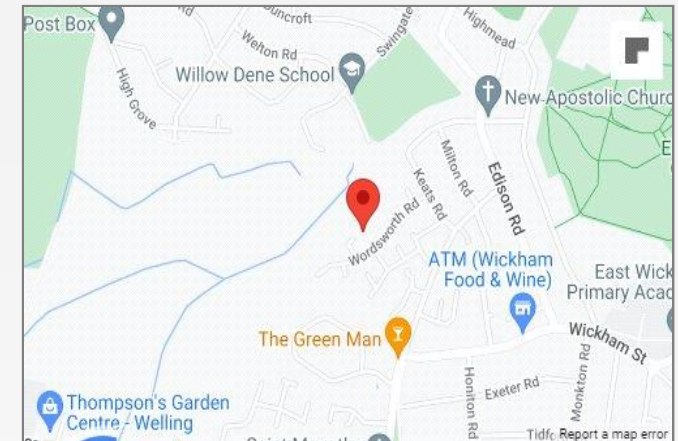
Please note that any potential to extend is subject to obtaining the relevant planning consent from the local authority.

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

Wordsworth Road, Welling, Kent, DA16 3NU



**FOR MORE INFORMATION
CONTACT US TODAY.**

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