



Hook Lane | South Welling, Kent, DA16 2DP



Offers In Excess Of: £575,000

Freehold

ROBINSON-JACKSON
Our service will *move* you

Hook Lane, South Welling

A well presented THREE BEDROOM SEMI-DETACHED family home with potential to extend further (STPP). Conveniently located for Danson Park, Bexley Grammar School, Welling High Street and station.

Property Features

- Council Tax: E
- EPC Rating: D
- 15FT LOUNGE
- 17FT DINING ROOM
- 19FT FITTED KITCHEN
- GROUND FLOOR WC
- DOUBLE GLAZED/CENTRAL HEATING
- OFF STREET PARKING



Interior

Porch: Double glazed door to front and tiled flooring.

Entrance Hall: Double glazed door to front and carpet as fitted.

Lounge: 4.7m x 3.84m (15'5" x 12'7") Double glazed window to front and carpet as fitted.

Dining Room: 5.46m x 3.02m (17'11" x 9'11") Double glazed double doors to rear and carpet as fitted.

Kitchen: 6.02m x 3.89m (19'9" x 12'9") Fitted with a range of modern wall and base units with contrasting work surfaces. Integrated double oven, hob and filter hood. Integrated dishwasher, washing machine, microwave and fridge freezer. Wood tile effect flooring, double glazed windows to side, double glazed windows to rear and double glazed double doors to rear.

Ground Floor WC: Fitted with a two piece suite comprising of wall mounted wash hand basin and low level wc. Tiled walls, tiled flooring and double glazed window to side.

Landing: Double glazed window to side, carpet as fitted and loft access.

Bedroom 1: 4.5m x 3.53m (14'9" x 11'7") Double glazed bay window to front, built in wardrobe and carpet as fitted.

Bedroom 2: 3.78m x 3.38m (12'5" x 11'1") Double glazed window to rear and carpet as fitted.

Bedroom 3: 3.45m x 2.13m (11'4" x 7') Double glazed bay window to front, built in wardrobe and carpet as fitted.

Bathroom: Fitted with a four piece suite comprising of vanity wash hand basin, low level wc, free standing bath and separate walk in shower cubicle. Chrome style heated towel rail, tiled walls, tiled flooring, double glazed window to side and double glazed window to rear.





Exterior

Garden: Mainly laid to lawn with composite decked area with glass balustrades and mature edge shrub borders.

Parking: Driveway providing off street parking.

Garage: Double doors to front.

Additional Information

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

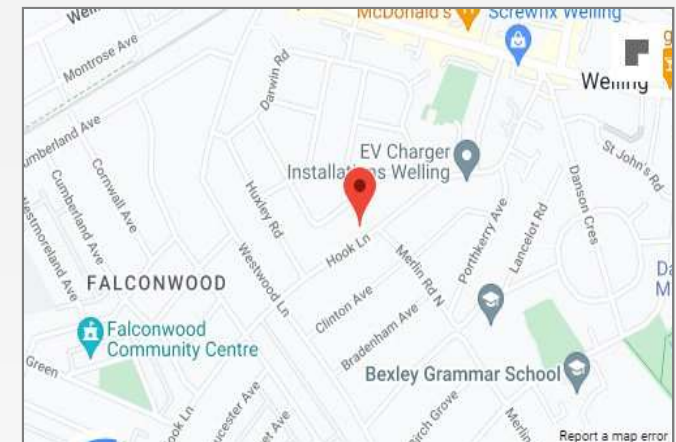
Welling has been a favoured town for many years, with access to Bexley borough's four grammar schools as well as the 78-hectare Danson Park, with its historic house, boating lake, sports pitches, splash park and pub.

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

Hook Lane, South Welling, Kent, DA16 2DP



FOR MORE INFORMATION CONTACT US TODAY.

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