



Selwyn Crescent | South Welling, Kent, DA16 2AP



Asking Price: £595,000

Freehold

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## Selwyn Crescent, South Welling

A well presented EXTENDED THREE BEDROOM SEMI DETACHED family home situated in the popular 'South' side of Welling. Convenient for Danson Park, Bexley Grammar School and Welling mainline station.

### Property Features

- Council Tax: D
- EPC Rating: D
- 24FT THROUGH LOUNGE
- 14FT FITTED KITCHEN
- GROUND FLOOR WC
- 16FT GARAGE
- POTENTIAL TO EXTEND FURTHER (STPP)
- OFF STREET PARKING
- GARDEN



## Interior

**Entrance Hall:** Double glazed door to front, double glazed window to front, double glazed window to rear and carpet as fitted.

**Through Lounge:** 7.47m x 4.01m (24'6" x 13'2") Double glazed bay window to front, carpet as fitted and double glazed double doors to rear.

**Kitchen:** 4.47m x 3.18m (14'8" x 10'5") Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven, hob and filter hood. Localised tiled walls, vinyl flooring, double glazed window to rear and double glazed door to side.

**Ground Floor WC:** Fitted with a two piece suite comprising of vanity wash hand basin, low level wc, tiled flooring and double glazed window to rear.

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

**Bedroom 1:** 4m x 3.53m (13'1" x 11'7") Double glazed window to front, built in wardrobe and carpet as fitted.

**Bedroom 2:** 3.68m x 2.97m (12'1" x 9'9") Double glazed window to rear, built in wardrobe and carpet as fitted.

**Bedroom 3:** 2.57m x 2.46m (8'5" x 8'1") Double glazed window to rear, built in wardrobe 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 and glass shower screen. Chrome style heated towel rail, tiled walls, tiled flooring and double glazed window to front.



TOTAL FLOOR AREA : 1233 sq.ft. (112.7 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.  
Made with AutoCAD 1/03/23





## Exterior

**Garden:** Mainly laid to lawn with patio area and mature edge shrub borders. Shed.

**Parking:** Driveway providing off street parking.

**Garage:** 5.13m x 3.5m (16'10" x 11'6") Up and over door and double glazed door to rear.

## Additional Information

Please note that any potential to extend further is subject to the relevant planning consent being obtaining 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

Selwyn Crescent, South Welling, Kent, DA16 2AP



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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