



Newlyn Road | Welling, Kent, DA16 3LH



Guide Price: £480,000 - £500,000

Freehold

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## Newlyn Road, Welling

Offered to the market CHAIN FREE is this THREE BEDROOM SEMI-DETACHED home which is in need of modernisation. Convenient for local schools, shops and Welling mainline station.

### Property Features

- Council Tax: D
- EPC Rating: D
- 26FT LOUNGE
- 14FT FITTED KITCHEN
- DOUBLE GLAZING
- POTENTIAL TO EXTEND (STPP)
- OFF STREET PARKING
- GARDEN



## Interior

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

**Lounge:** 7.98m x 5.38m (26'2" x 17'8") Double glazed window to front and carpet as fitted.

**Kitchen:** 4.42m x 3.38m (14'6" x 11'1") 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:** Double glazed window to side and carpet as fitted.

**Bedroom 1:** 3.94m x 2.72m (12'11" x 8'11") Double glazed window to front, built in wardrobes and carpet as fitted.

**Bedroom 2:** 3.86m x 3.3m (12'8" x 10'10") Double glazed window to rear, built in wardrobes and carpet as fitted.

**Bedroom 3:** 2.5m x 2.03m (8'2" x 6'8") Double glazed window to front, built in wardrobes and carpet as fitted.

**Shower Room:** Fitted with a three piece suite comprising of vanity wash hand basin, low level wc and separate walk in shower cubicle. Tiled walls, vinyl flooring and double glazed window to rear.

# New to Market

## Property awaiting floorplan





## Exterior

**Garden:** Approximately 100ft. Mainly laid to lawn with paved area.

**Garage:** Up and over door.

**Parking:** Driveway to front providing off street parking with shared side access.

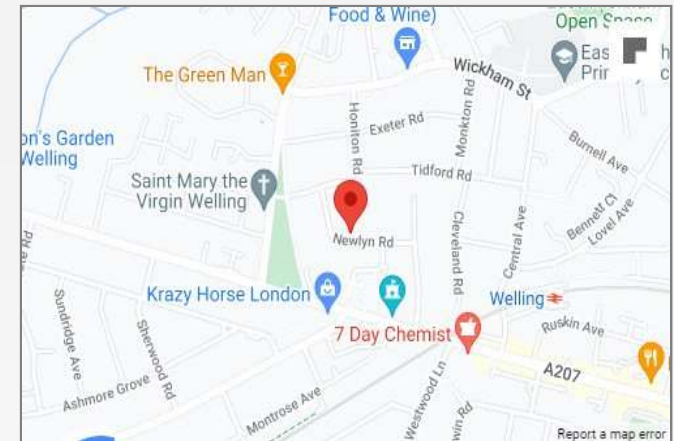
## Additional Information

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

Please note shared side access is subject to legal verification.

## Property Location

Newlyn Road, Welling, Kent, DA16 3LH



**FOR MORE INFORMATION CONTACT US TODAY.**

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