



Buckingham Avenue | South Welling, Kent, DA16 2LX



Offers In Excess Of: £600,000

Freehold

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## Buckingham Avenue, South Welling

A well presented FOUR BEDROOM SEMI-DETACHED corner plot home with the potential to extend (STPP). Conveniently located for Falconwood Parade shops, Bexley Grammar and Welling mainline station.

### Property Features

- Council Tax: E
- EPC Rating: D
- 16FT LOUNGE
- 13FT MODERN FITTED KITCHEN
- GROUND FLOOR SHOWER ROOM
- DOUBLE GLAZED/CENTRAL HEATING
- DETACHED GARAGE
- OFF STREET PARKING
- POTENTIAL TO EXTEND (STPP)



## Interior

**Entrance Hall:** Wooden door to side and tiled flooring.

**Lounge:** 4.88m x 3.76m (16' x 12'4") Double glazed bay window to front, shutter style blinds and carpet as fitted.

**Bedroom 4:** 3.28m x 2.29m (10'9" x 7'6") Double glazed bay window to front, shutter style blinds and carpet as fitted.

**Kitchen and Breakfast Bar:** 4.11m x 3.7m (13'6" x 12'2") Fitted with a modern range of wall and base units with Granite work surfaces. Integrated oven, electric hob, filter hood, dishwasher and fridge freezer. Double glazed window to rear and tiled flooring. Opening to snug/dining area.

**Snug/Dining Area:** 3.15m x 2.36m (10'4" x 7'9") Double glazed french double doors to rear and tiled flooring.

**Ground Floor 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, tiled flooring and double glazed window to side.

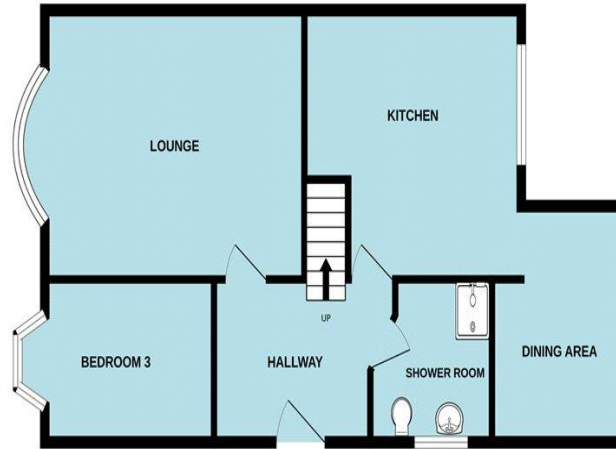
**Landing:** Carpet as fitted.

**Bedroom 1:** 4.88m x 3.66m (16' x 12') Double glazed bay window to front, shutter style blinds, built in wardrobes and carpet as fitted.

**Bedroom 2:** 3.96m x 2.82m (13' x 9'3") Double glazed window to side, shutter style blinds and carpet as fitted.

**Bedroom 3:** 2.29m x 2.16m (7'6" x 7'1") Double glazed window to rear and carpet as fitted.

GROUND FLOOR  
675 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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:** Approximately 65ft rear garden. Mainly laid to lawn with decked area.

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

**Detached Garage:** Up and over door with additional parking to front of garage and drop kerb.

## 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

Buckingham Avenue, South Welling, Kent, DA16 2LX



**FOR MORE INFORMATION CONTACT US TODAY.**

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