



Clinton Avenue | South Welling, Kent, DA16 2DY



Guide Price: £650,000 - £675,000

Freehold

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## Clinton Avenue, South Welling

Offered to the market CHAIN FREE is this newly refurbished extended FIVE BEDROOM SEMI-DETACHED family home. Convenient for Bexley Grammar School, Danson Park and Welling mainline station.

### Property Features

- Council Tax: D
- EPC Rating: E
- 12FT LOUNGE
- 24FT KITCHEN/DINING
- GROUND FLOOR SHOWER ROOM
- EN SUITE TO BEDROOM 1
- DOUBLE GLAZED/CENTRAL HEATING
- OFF STREET PARKING
- GARDEN





## Interior

**Entrance Hall:** Double glazed door to front and wood style laminate flooring.

**Lounge:** 3.86m x 3m (12'8" x 9'10") Double glazed bay window to front and wood style laminate flooring.

**Study:** 3.96m x 2.2m (13' x 7'3") Double glazed window to front and wood style laminate flooring.

**Kitchen/Diner:** 7.32m x 5.94m (24' x 19'6") Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven, hob and filter hood. Integrated dishwasher, washing machine and fridge freezer. Localised tiled walls, wood style laminate flooring, double glazed windows to rear and double glazed double doors to rear.

**Ground Floor Shower Room:** Fitted with a three piece suite comprising of wall mounted vanity wash hand basin, low level wc and separate walk in shower cubicle. Chrome style heated towel rail, tiled walls, tiled flooring and double glazed window to side.

**Landing:** Carpet as fitted and loft access.

**Bedroom 1:** 4m x 2.95m (13'1" x 9'8") Double glazed bay window to front and carpet as fitted.

**En Suite Bathroom:** Fitted with a three piece suite comprising of vanity wash hand basin, built in low level wc and panelled bath with shower over and glass shower screen. Tiled walls, tiled floor and double glazed window to front.

**Bedroom 2:** 3.56m x 3.07m (11'8" x 10'1") Double glazed window to rear and carpet as fitted.

**Bedroom 3:** 2.92m x 2.77m (9'7" x 9'1") Double glazed window to rear and carpet as fitted.

**Bedroom 4:** 3.45m x 2.2m (11'4" x 7'3") Double glazed window to front and carpet as fitted.

**Bedroom 5:** 2.6m x 2.18m (8'6" x 7'2") Double glazed window to rear and carpet as fitted.

**Wet Room:** Fitted with a three piece suite comprising of wall mounted vanity wash hand basin, low level wc and wet shower. Chrome style heated towel rail, tiled walls, tiled flooring and double glazed window to side.





## Exterior

**Garden:** Mainly laid to lawn with patio area. Gate to side.

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

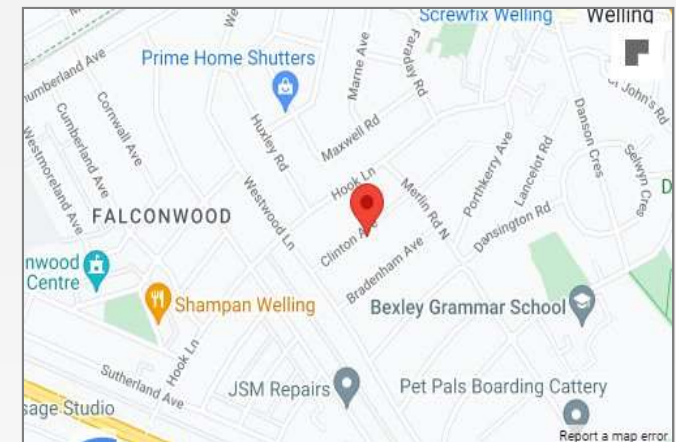
## Additional Information

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

Clinton Avenue, South Welling, Kent, DA16 2DY



\*All distances from branch postcode. Train time from nearest station.

FOR MORE INFORMATION  
CONTACT US TODAY.

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