



Churchfield Road | South Welling, Kent, DA16 2AA



Guide Price: £425,000 - £450,000

Freehold

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## Churchfield Road, South Welling

Offered to the market is this well presented period 'Victorian' style home situated in the heart of Welling. Conveniently located for Welling High Street shops, trainline and local schools.

### Property Features

- Council Tax: C
- EPC Rating: D
- 13FT LOUNGE
- 12FT DINING ROOM
- 10FT FITTED KITCHEN
- GROUND FLOOR BATHROOM
- 0.5 MILES TO WELLING STATION
- DOUBLE GLAZED/CENTRAL HEATING
- GARDEN



## Interior

**Entrance Hall:** Double glazed door to front and Kardean flooring.

**Lounge:** 4.04m x 3.45m (13'3" x 11'4") Double glazed bay window to front and wood style laminate flooring.

**Dining Room:** 3.66m x 3.3m (12' x 10'10") Double glazed door to rear and wood style laminate flooring. Wooden doors leading to lounge.

**Kitchen:** 3.23m x 2.62m (10'7" x 8'7") 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 tile effect flooring and double glazed window to side. Archway to dining room.

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

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

**Bedroom 1:** 4.5m x 3.38m (14'9" x 11'1") Double glazed windows to front, built in wardrobe and carpet as fitted.

**Bedroom 2:** 3.33m x 2.9m (10'11" x 9'6") Double glazed window to rear, built in wardrobe and carpet as fitted.

**Bedroom 3:** 3.2m x 2.62m (10'6" x 8'7") Double glazed window to rear, built in storage and carpet as fitted.

# New to Market

## Property awaiting floorplan





## Exterior

**Garden:** Lawned area with patio area. Gate to side.

## 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

Churchfield Road, South Welling, Kent, DA16 2AA



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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