



Ashmore Grove | Welling, Kent, DA16 2RU

 3  1  2 Guide Price £450,000 - £475,000 Freehold

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Ashmore Grove, Welling

Offered to the market CHAIN FREE is this unextended THREE BEDROOM SEMI DETACHED Chalet style home which is in need of modernisation throughout. Convenient for Eastcote Primary and transport links.

Property Features

- Council Tax: E
- EPC Rating: To be confirmed
- 16FT LOUNGE
- 14FT DINING ROOM
- PART DOUBLE GLAZED
- POTENTIAL TO EXTEND (STPP)
- CHAIN FREE
- OFF STREET PARKING
- GARDEN



Interior

Entrance Hall: Double glazed door to side and double glazed windows to side.

Lounge: 5.1m x 3.66m (16'9" x 12') Double glazed bay window to front and carpet as fitted.

Dining Room: 4.32m x 3.78m (14'2" x 12'5") Single glazed windows to rear, vinyl flooring and single glazed double doors to rear.

Bedroom 3: 3.3m x 2.4m (10'10" x 7'10") Double glazed bay window to front and vinyl flooring.

Kitchen: 3.2m x 2.5m (10'6" x 8'2") Double glazed window to rear, vinyl flooring and wooden door to side.

Ground Floor Bathroom: Fitted with a three piece suite comprising of wall mounted wash hand basin, low level wc and panelled bath. Vinyl flooring and single glazed window to side.

Landing: Carpet as fitted.

Bedroom 1: 5.16m x 3.66m (16'11" x 12') Double glazed bay window to front and vinyl flooring. Storage in eaves.

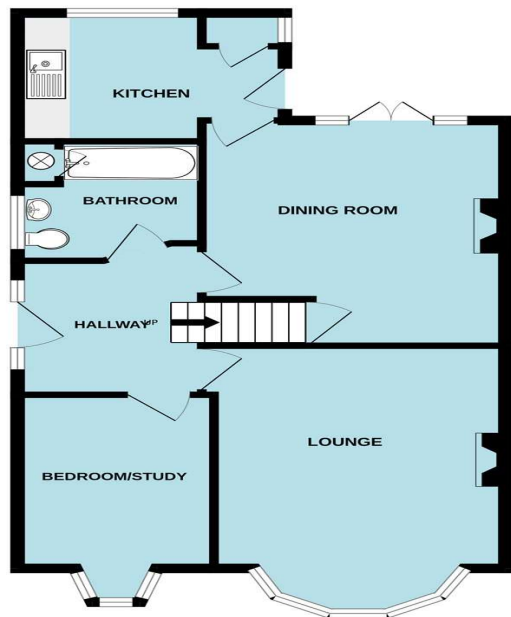
Bedroom 2: 3.66m x 3.28m (12' x 10'9") Double glazed window to rear and vinyl flooring. Storage in eaves.

Exterior

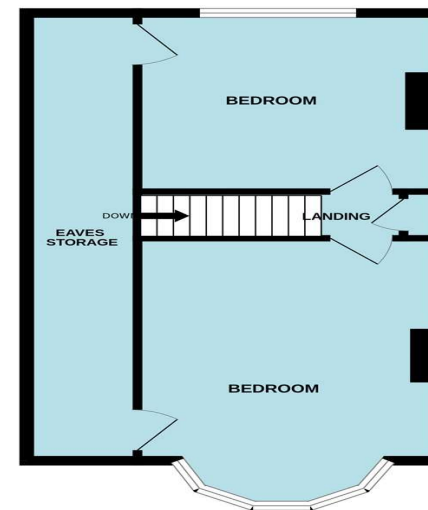
Garden: Mainly laid to lawn. Gate to side.

Parking: Driveway providing off street parking.

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



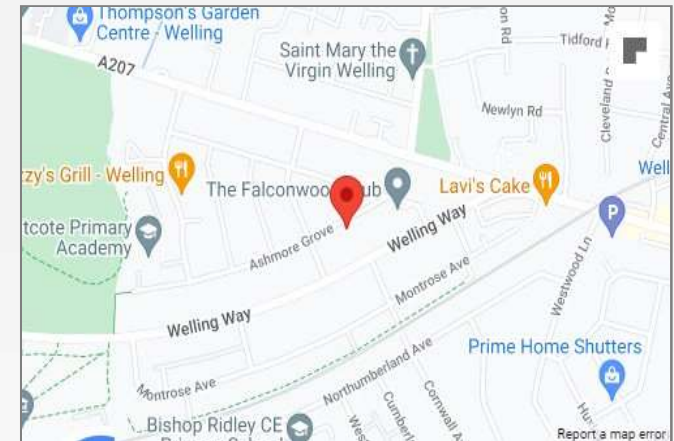
TOTAL FLOOR AREA: 1101 sq.ft. (102.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Property Location

Ashmore Grove, Welling, Kent, DA16 2RU



Additional Information

Please note that ant 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.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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