



St. Johns Road | Welling, Kent, DA16 2AF



Asking Price: £650,000

Freehold

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## St. Johns Road, Welling

A brand new THREE BEDROOM DETACHED CHALET BUNGALOW situated in a private road on the South side of Welling. Convenient for high street shopping facilities.

### Property Features

- Council Tax: To Be Confirmed
- EPC Rating: To be Confirmed
- MODERN CONTEMPORARY STYLE
- THREE BEDROOMS
- GROUND FLOOR BATHROOM
- FIRST FLOOR EN SUITE SHOWER ROOM
- DOUBLE GLAZING/GAS CENTRAL HEATING
- PRIVATE REAR GARDEN



# Interior

## Ground Floor Accommodation

**Entrance Hall:** Double glazed door to front, built in cupboard with underfloor heating controls. Plumbed for washing machine and electric fuse board and wood style laminate flooring.

**Kitchen/Living/Dining:** 9.45m (31') x 2.82m (9'3") (expanding to 3.66m (12') Fitted with a modern range of wall and base units with granite work surfaces. Integrated oven, hob and filter hood. Integrated dishwasher and fridge freezer. Underfloor heating, double glazed window to front and double glazed double doors to rear and wood style laminate flooring.

**Bedroom 2:** 3.9m x 3.1m (12'10" x 10'2") Double glazed window to rear, underfloor heating and carpet as fitted.

**Bedroom 3:** 3.38m x 2.41m (11'1" x 7'11") Double glazed window to front, underfloor heating and carpet as fitted.

**Bathroom:** Fitted with a modern three piece suite comprising of wall mounted vanity wash hand basin, low level wc and panelled bath with shower over and glass shower screen. Heated towel rail, underfloor heating, tiled walls, tiled flooring and double glazed window to side.

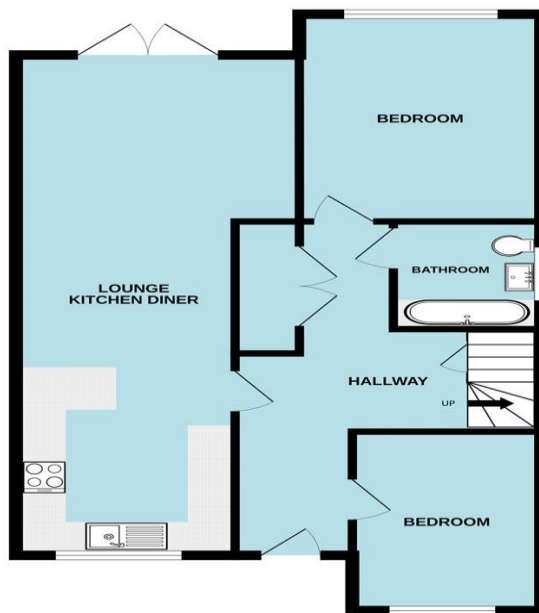
## First Floor Accommodation

**Landing:** Carpet as fitted, storage cupboard and velux window to side.

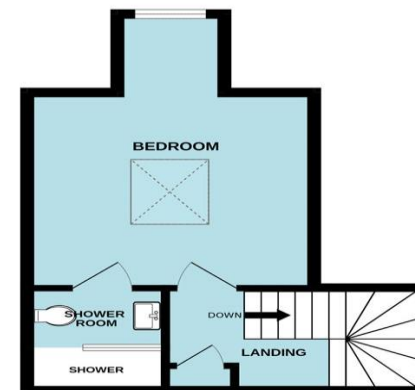
**Bedroom 1:** 5.36m x 3.68m (17'7" x 12'1") Double glazed window to rear, carpet as fitted and skylight.

**En Suite Shower Room:** Fitted with a modern three piece suite comprising of vanity wash hand basin, low level wc and separate walk in shower cubicle. Heated towel rail, underfloor heating, tiled walls and tiled flooring.

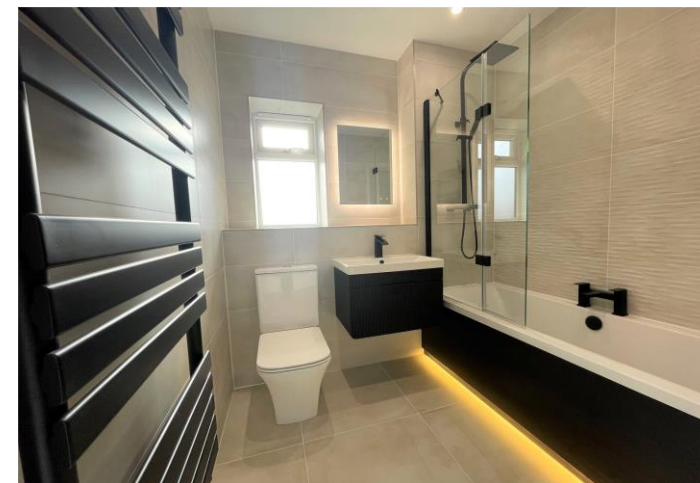
GROUND FLOOR  
742 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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 34ft. Rear garden fenced with patio area.

**Parking:** The property benefits from two private parking spaces.

**Garage En Bloc:** Brick built allocated garage.

## Additional Information

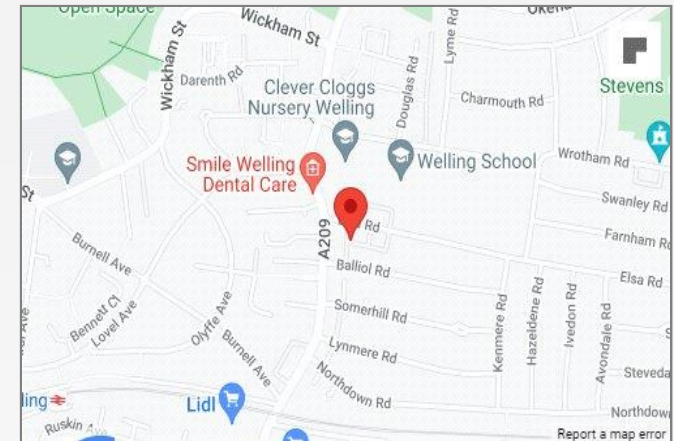
The vendor has advised us that there is an Estate Charge of approximately £500.00 per annum.

Please note the EPC rating is a predicated energy assessment.

Please note the property has the benefit of a 6 year Compariq Professional Consultants Certificate. Please check with your lender regarding any requirements on a new home warranty.

## Property Location

St. Johns Road, Welling, Kent, DA16 2AF



FOR MORE INFORMATION  
CONTACT US TODAY.

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