



Lingfield Crescent | London, SE9 2RJ



Guide Price: £450,000 - £475,000

Freehold

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Lingfield Crescent, London

Offered to the market CHAIN FREE is this THREE BEDROOM SEMI-DETACHED BUNGALOW which is in need of modernisation throughout. Convenient for local shops, schools and Falconwood station.

Property Features

- Council Tax: D
- EPC Rating: D
- 13FT LOUNGE
- 13FT CONSERVATORY
- 9FT KITCHEN
- CHAIN FREE
- DOUBLE GLAZING & CENTRAL HEATING
- OFF STREET PARKING
- REAR GARDEN



Interior

Entrance Hall: Double glazed door to front, double glazed window to front and wood style laminate flooring.

Lounge: 4.1m x 3.86m (13'5" x 12'8") Wood style laminate flooring and wooden doors to rear leading to conservatory.

Conservatory: 4.01m x 2.6m (13'2" x 8'6") Double glazed windows to rear, wood style laminate flooring and double glazed doors to rear.

Kitchen: 3m x 2.57m (9'10" x 8'5") Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven and hob. Vinyl flooring, double glazed window to rear and double glazed door to side.

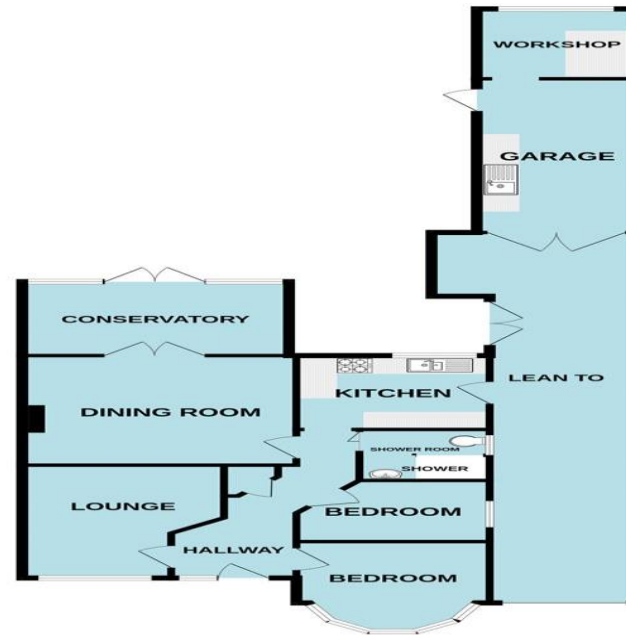
Bedroom 1: 3.48m x 2.87m (11'5" x 9'5") Double glazed bay window to front and carpet as fitted.

Bedroom 2: 4.1m x 3.02m (13'5" x 9'11") Double glazed window to front and carpet as fitted.

Bedroom 3: 2.87m x 2.13m (9'5" x 7') Double glazed window to side and wooden flooring.

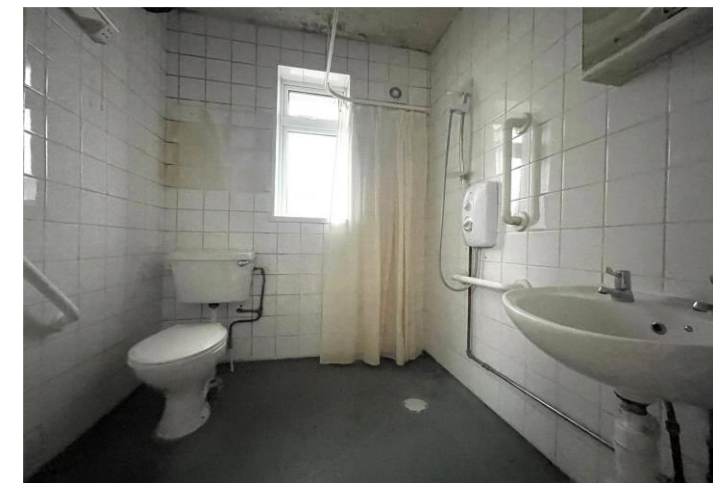
Wet Room: Fitted with a two piece suite comprising of wall mounted wash hand basin and low level wc. Tiled walls, vinyl flooring and double glazed window to side.

GROUND FLOOR
1273 sq.ft. (118.2 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.2 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

Lingfield Crescent, London, SE9 2RJ



*All distances from SE9 2RL postcode. Train time from Falconwood station.

Exterior

Garden: Mainly laid to lawn with patio area. Shed.

Lean To: 12.85m x 2.2m (42'2" x 7'3") Roller shutter door.

Parking: Private driveway providing off street parking.

Garage: 7.8m x 2.46m (25'7" x 8'1") Wooden doors to front, single glazed windows to rear and wooden door to rear.

Additional Information

Please note the sale of this property is subject to a Deed of Probate being obtained.

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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