



Hook Lane | South Welling, Kent, DA16 2DU



Guide Price: £425,000 - £450,000

Freehold

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Hook Lane, South Welling

A well presented TWO BEDROOM SEMI-DETACHED home located in the ever popular 'South' side of Welling. Conveniently located for Danson Park, Bexley Grammar and Welling mainline station.

Property Features

- Council Tax: D
- EPC Rating: D
- 12FT LOUNGE
- 18FT KITCHEN/DINER
- 13FT CONSERVATORY
- UTILITY ROOM
- DOUBLE GLAZED/CENTRAL HEATING
- OFF STREET PARKING
- GARDEN



Interior

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

Lounge: 3.9m x 3.28m (12'10" x 10'9") Double glazed bay window to front and carpet as fitted.

Kitchen/Diner: 5.56m x 3.9m (18'3" x 12'10") Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven, hob, filter hood and dishwasher. Localised tiled walls, wood style laminate flooring, double glazed window to side and double glazed sliding door to rear.

Utility Room: 2.4m x 0.94m (7'10" x 3'1") Double glazed window to side and wood style laminate flooring.

Conservatory: 4.04m x 2.97m (13'3" x 9'9") Double glazed windows to rear, double glazed windows to side and double glazed doors to rear. Vinyl flooring.

Landing: Carpet as fitted and loft access.

Bedroom 1: 3.4m x 3.28m (11'2" x 10'9") Double glazed bay window to front, built in wardrobe and carpet as fitted.

Bedroom 2: 2.67m x 2.16m (8'9" x 7'1") Double glazed window to rear, built in wardrobe and wood style laminate flooring.

Bathroom: Fitted with a three piece suite comprising of vanity wash hand basin, low level wc and panelled bath with shower over and glass shower screen. Part tiled walls, vinyl flooring and double glazed window to rear.

New to Market

Property awaiting floorplan





Exterior

Garden: Mainly laid to lawn with decked area.

Summerhouse: 4.83m x 3.68m (15'10" x 12'1") Single glazed doors to front, single glazed windows to front and wood style laminate flooring.

Parking: Off street parking to front of property.

Additional Information

Please note that shared driveway access is subject to legal verification.

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

Hook Lane, South Welling, Kent, DA16 2DU



**FOR MORE INFORMATION
CONTACT US TODAY.**

Scott Dowler - Branch Manager
020 8303 5213
Robinson Jackson
146 Welling High Street,
Welling,
DA16 1TJ
welling@robinson-jackson.com

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