



Ivedon Road | Welling, Kent, DA16 1NW



Guide Price: £475,000 - £500,000

Freehold

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Ivedon Road, Welling

A well presented extended THREE BEDROOM SEMI-DETACHED family home. Convenient for local schools, shops and Welling mainline station.

Property Features

- Council Tax: D
- EPC Rating: D
- 23FT THROUGH LOUNGE
- 18FT 'L' SHAPED KITCHEN/DINER
- EXTENDED FIRST FLOOR BATHROOM
- DOUBLE GLAZED/CENTRAL HEATING
- OFF STREET PARKING
- GARAGE
- GARDEN



Interior

Entrance Hall: Double glazed door to front, double glazed window to front and carpet as fitted.

Through Lounge: 7.09m x 3.7m (23'3" x 12'2") Double glazed bay window to front and carpet as fitted.

'L' Shaped Kitchen/Diner: 5.64m x 5m (18'6" x 16'5")

Fitted with a range of wall and base units with contrasting work surfaces. Integrated dishwasher and washer/dryer. Localised tiled walls, wood style laminate flooring, double glazed window to rear. Double glazed bi-fold doors to rear and velux windows.

Landing: Double glazed window to side, carpet as fitted and loft access (boarded loft).

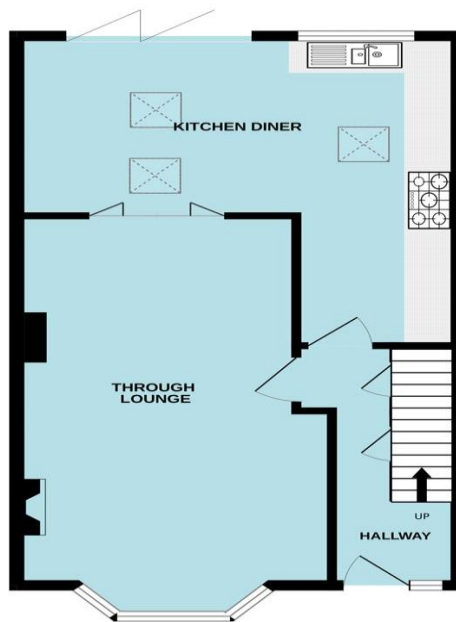
Bedroom 1: 3.7m x 3.35m (12'2" x 11") Double glazed bay window to front and carpet as fitted.

Bedroom 2: 3.63m x 3.23m (11'11" x 10'7") Double glazed window to rear and carpet as fitted.

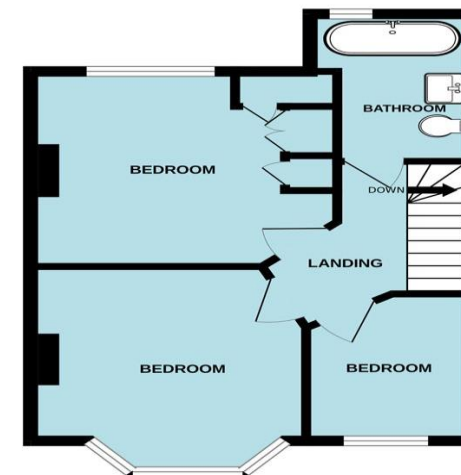
Bedroom 3: 2.54m x 1.96m (8'4" x 6'5") Double glazed window to front and carpet as fitted.

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. Chrome style heated towel rail, wood style laminate flooring and double glazed window to rear.

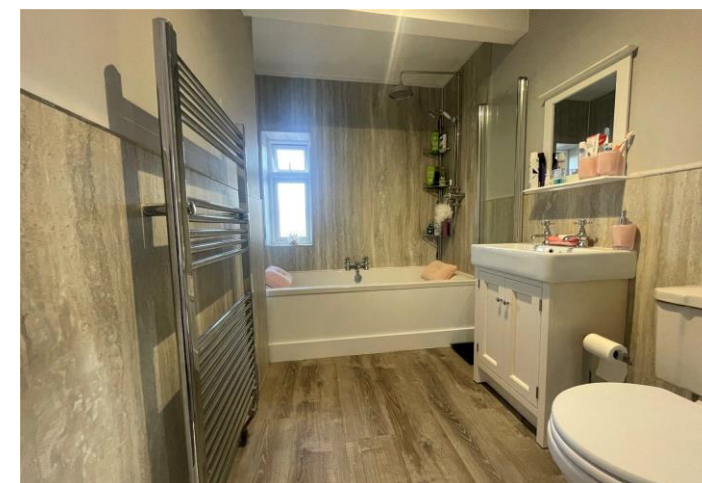
GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 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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Exterior

Garden: Mainly laid to lawn with decked area.

Garage: Garage to rear with up and over door.

Parking: Driveway to front with shared access to side.

Additional Information

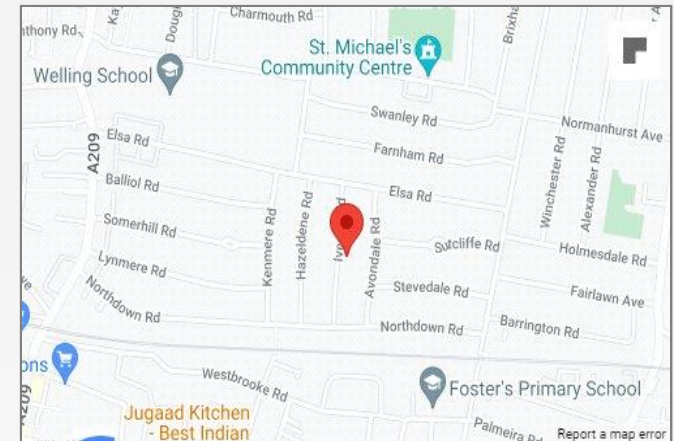
Please note that shared access is subject to legal verification.

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

Ivedon Road, Welling, Kent, DA16 1NW



**FOR MORE INFORMATION
CONTACT US TODAY.**

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