



Newlyn Road | Welling, Kent, DA16 3LH



Asking Price: £450,000

Freehold

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Our service will *move* you

## Newlyn Road, Welling

Offered to the market is this well presented  
THREE BEDROOM SEMI-DETACHED home.  
Convenient for local schools, shops and  
Welling mainline station.

### Property Features

- Council Tax: D
- EPC Rating: D
- 26FT THROUGH LOUNGE
- 19FT CONVERTED GARAGE
- DOUBLE GLAZED
- CENTRAL HEATING
- OFF STREET PARKING
- GARDEN



## Interior

**Entrance Hall:** Wooden door to front and wood style laminate flooring.

**Through Lounge:** 7.98m x 3.18m (26'2" x 10'5")

Double glazed window to front, wood style laminate flooring and double glazed door to rear.

**Kitchen:** 2.82m x 2.13m (9'3" x 7') Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven, hob and filter hood. Tiled walls, wood style laminate flooring and double glazed door to rear.

**Landing:** Double glazed window to side and carpet as fitted.

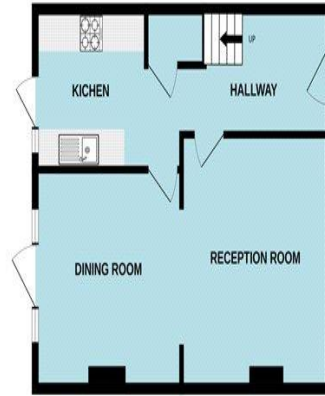
**Bedroom 1:** 3.58m x 2.72m (11'9" x 8'11") Double glazed window to front, built in wardrobes and carpet as fitted.

**Bedroom 2:** 4.04m x 3.25m (13'3" x 10'8") Double glazed window to rear, built in wardrobes and carpet as fitted.

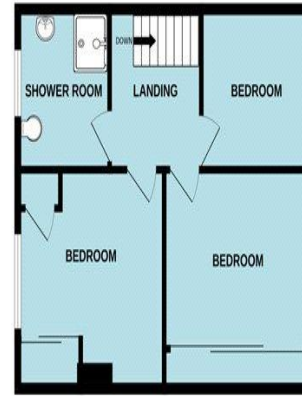
**Bedroom 3:** 2.41m x 2.08m (7'11" x 6'10") Double glazed window to front and carpet as fitted.

**Shower Room:** Fitted with a three piece suite comprising of vanity wash hand basin, low level wc and separate walk in shower cubicle. Chrome style heated towel rail, tiled walls, tiled flooring and double glazed window to rear.

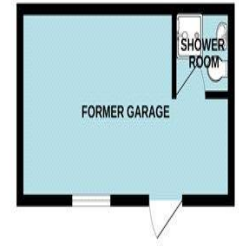
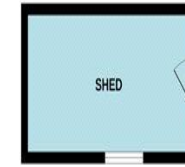
GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



GARDEN FLOOR  
281 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.4 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 paved patio area. Brick built storage shed.

**Garage:** 5.97m x 2.87m (19'7" x 9'5") Former garage currently used as a gym. Fully insulated and power.

**Parking:** Driveway to front providing off street parking.

## Additional Information

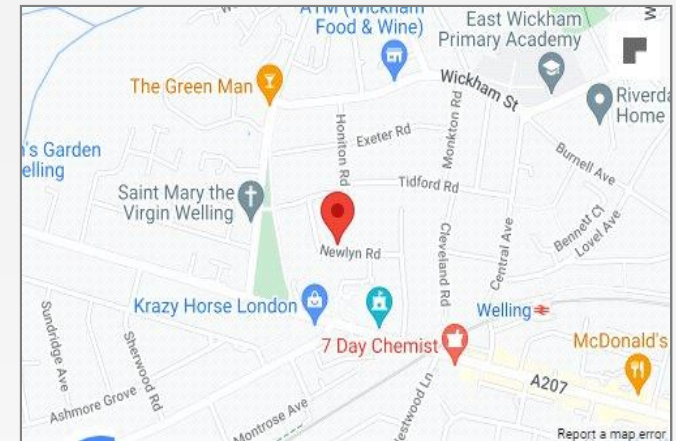
Please note that shared side access is subject to legal verification.

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

Newlyn Road, Welling, Kent, DA16 3LH



**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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