



Swanley Road | Welling, Kent, DA16 1LP



Guide Price: £425,000 - £450,000

Freehold

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## Swanley Road, Welling

Offered to the market CHAIN FREE is this EXTENDED THREE BEDROOM 'Stevens' style family home. Convenient for local schools, shops and Welling mainline station.

### Property Features

- Council Tax: D
- EPC Rating: D
- 13FT LOUNGE
- 19FT KITCHEN/DINER
- FIRST FLOOR BATHROOM
- CHAIN FREE
- DOUBLE GLAZED/CENTRAL HEATING
- OFF STREET PARKING
- GARDEN



## Interior

**Entrance Hall:** Double glazed door to side and wood style laminate flooring.

**Lounge:** 4.14m x 3.84m (13'7" x 12'7") Double glazed bay window to front and wood style laminate flooring.

**Kitchen/Dining:** 5.92m x 4.22m (19'5" x 13'10") Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven, hob and filter hood. Localised tiled walls, part vinyl flooring and part wood style laminate flooring. Double glazed window to side, double glazed window to rear and double glazed door to rear.

**Landing:** Carpet as fitted and loft access.

**Bedroom 1:** 4.17m x 3.78m (13'8" x 12'5") Double glazed bay window to front and carpet as fitted.

**Bedroom 2:** 4.37m x 2.5m (14'4" x 8'2") Double glazed window to rear and carpet as fitted.

**Bedroom 3:** 2.57m x 2m (8'5" x 6'7") Double glazed window to side and carpet as fitted.

**Bathroom:** Fitted with a three piece suite comprising of pedestal wash hand basin, low level wc and panelled bath with shower over and glass shower screen. Chrome style heated towel rail, tiled walls, vinyl flooring and double glazed window to side.

# New to Market

## Property awaiting floorplan





## Exterior

**Garden:** Mainly laid to lawn with patio area. Gate to side and rear.

**Garage:** Up and over door.

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

## Additional Information

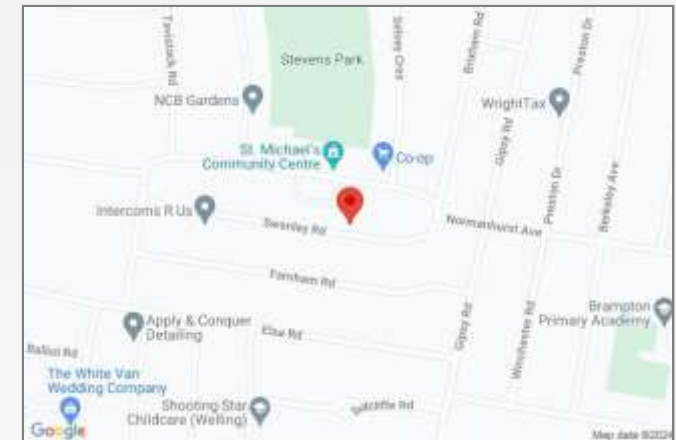
Please note that the sale of the property is subject to the current tenancy ending and the seller obtaining vacant possession.

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

Swanley Road, Welling, Kent, DA16 1LP



**FOR MORE INFORMATION CONTACT US TODAY.**

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