



Balliol Road | Welling, Kent, DA16 1PQ



Asking Price: £500,000

Freehold

**ROBINSON-JACKSON**  
Our service will *move* you

## Balliol Road, Welling

Offered to the market CHAIN FREE is this THREE BEDROOM SEMI-DETACHED family home with the potential to extend (STPP). Convenient for local schools, shops and Welling mainline station.

### Property Features

- Council Tax: D
- EPC Rating: D
- 26FT THROUGH LOUNGE
- 14FT KITCHEN
- GROUND FLOOR SHOWER ROOM
- CHAIN FREE
- DOUBLE GLAZED/CENTRAL HEATING
- OFF STREET PARKING
- GARDEN



## Interior

**Porch:** Wooden doors to front, wooden windows to front and tiled flooring.

**Entrance Hall:** Wooden door to front and carpet as fitted.

**Through Lounge:** 7.92m x 3.66m (26' x 12') Double glazed bay window to front, carpet as fitted and double glazed window to rear.

**Kitchen:** 4.32m x 2.5m (14'2" x 8'2") Fitted with a range of wall and base units with contrasting work surfaces. Localised tiled walls, vinyl flooring, double glazed windows to rear and wooden door to rear. Door to garage.

**Ground Floor Shower Room:** Fitted with a three piece suite comprising of pedestal wash hand basin, low level wc and separate walk in shower cubicle. Tiled walls, carpet as fitted and double glazed windows to front.

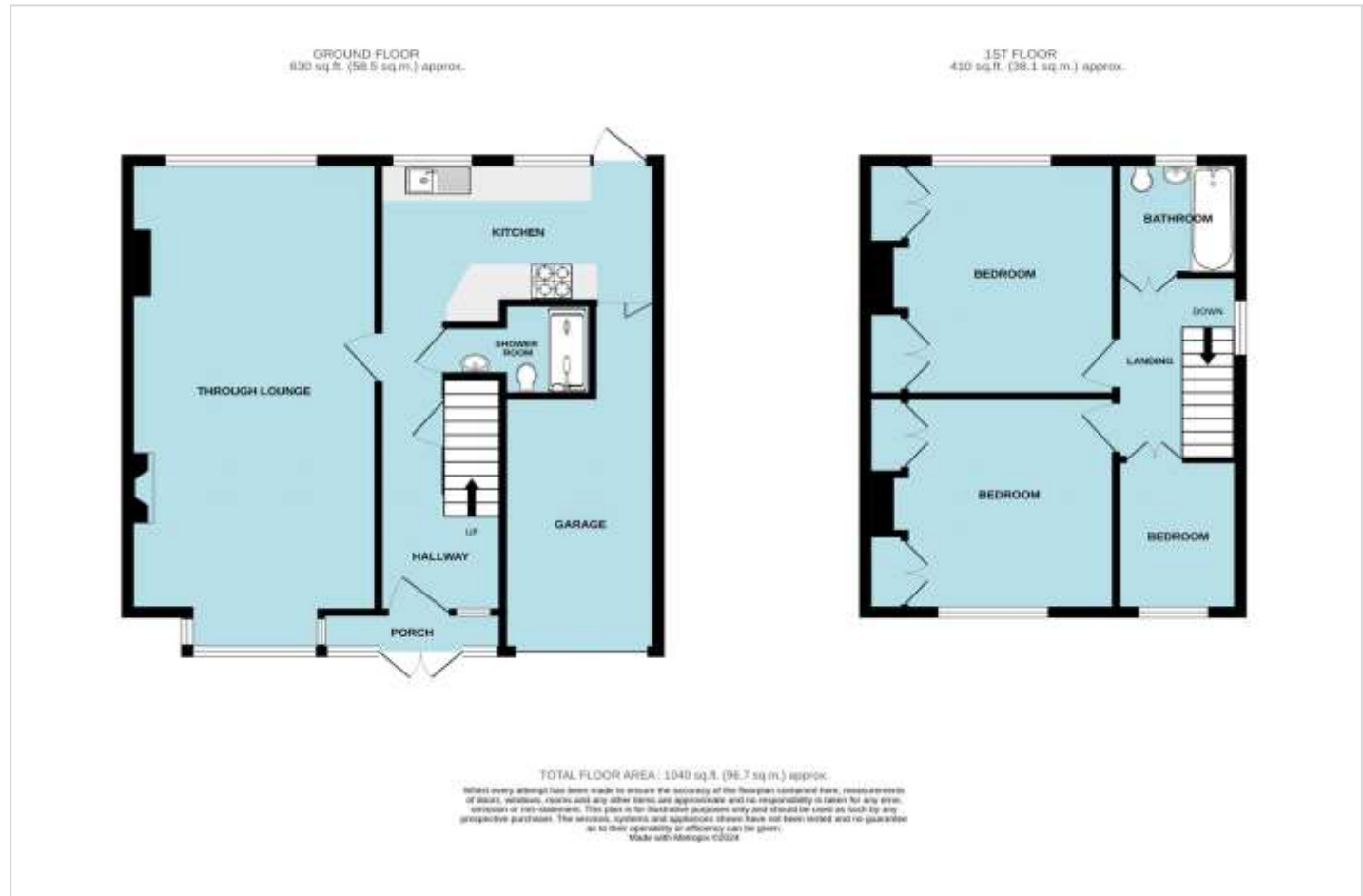
**Landing:** Double glazed window to side, carpet as fitted and loft access.

**Bedroom 1:** 3.38m x 3.3m (11'1" x 10'10") Double glazed window to front, built in wardrobe and carpet as fitted.

**Bedroom 2:** 3.63m x 3.3m (11'11" x 10'10") Double glazed window to rear, built in wardrobe and carpet as fitted.

**Bedroom 3:** 2.4m x 1.78m (7'10" x 5'10") Double glazed window to front 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. Tiled walls, carpet as fitted and double glazed window to rear.





## Exterior

**Garden:** Mainly laid to lawn with mature edge shrub borders.

**Garage:** 4.22m x 2.3m (13'10" x 7'7") Up and over door.

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

## Additional Information

Please note that any potential to extend is subject to obtaining the relevant planning consent from the local authority.

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

Balliol Road, Welling, Kent, DA16 1PQ



**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

**SALES | MORTGAGES | LEGALS** **ROBINSON-JACKSON**