

Awliscombe Road

Welling | Kent | DA16 3JT


HAPPINESS
IS A
Journey
NOT A
DESTINATION

Awliscombe Road

Welling, Kent, DA16 3JT

Asking price £650,000
Freehold

Situated on the popular Awliscombe Road, this impressive five bedroom semi-detached property offers spacious and versatile accommodation, making it an ideal family home with excellent additional living potential.

The property benefits from a private driveway providing parking for up to three cars, along with a one-bedroom annex to the side, including a kitchen/lounge area, shower room and offering a fantastic opportunity for extended family, guests or a home office.

Benefitting from:

- **4 Double bedrooms**
- **Semi detached house**
- **1 bedroom dwelling to side .**
- **3 Reception areas**
- **2 bathrooms**
- **Driveway for 3 cars**
- **Short distance to welling station**
- **Council Tax: E**
- **EPC Rating: C**







Accommodation

Entrance Hall Tiled flooring. Door to Annex. Entrance door to lounge.

Living Room 5.77m x 4.98m (18'11" x 16'4") Double Glazed window to front. Stairs to first floor. Laminate flooring. French doors to dining room.

Dining Room 3.33m x 2.74m (10'11" x 9') Laminate Flooring.

Sitting Room 5.97m x 2.7m (19'7" x 8'10") Double glazed french doors to garden. Laminate flooring.

Kitchen 2.7m x 2.26m (8'10" x 7'5") Tiled flooring. Range of base and wall units with work surface. Integrated oven and hob. Extractor fan. Part Tiled walls.

Lavatory Low level WC. Hand wash basin. Tiled floor.

Exterior

Rear garden with two patio areas. Artificial lawn. Shed.

Driveway to front for approx three cars









Additional Information

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.

Council Tax - E

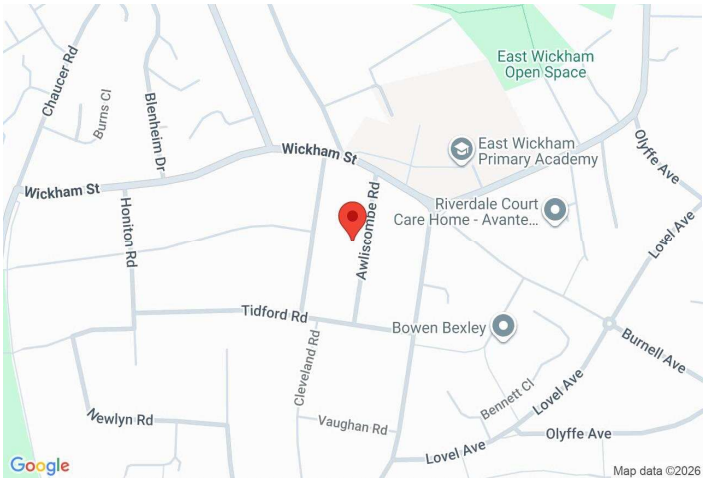
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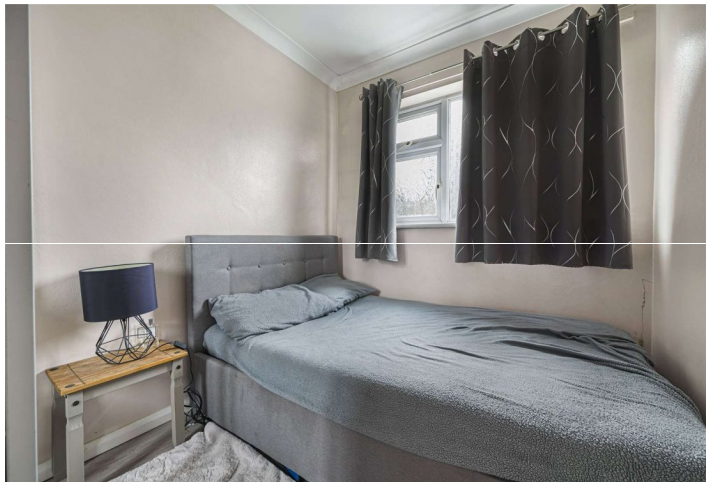












Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



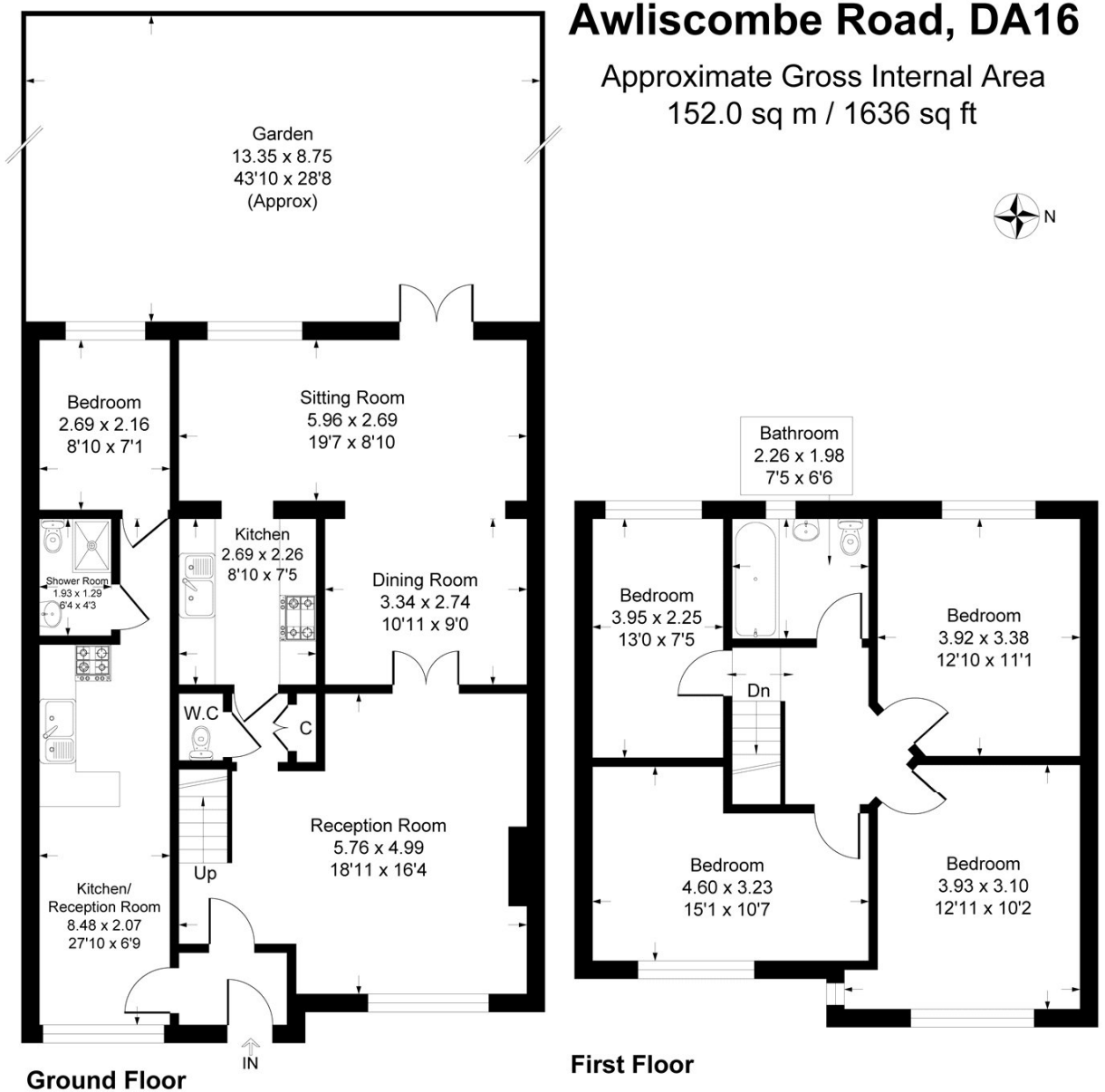
*All distances from branch postcode. Train time from nearest station.

(All distances & times are approximates)



Awliscombe Road, DA16

Approximate Gross Internal Area
152.0 sq m / 1636 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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