

Wrotham Road

Welling | Kent | DA16 1LW



Wrotham Road

Welling, Kent, DA16 1LW

Offers over £525,000 to £575,000
Freehold

Stunning Four-Bedroom Semi-Detached Home on Wrotham Road, Welling

Situated on the highly popular Wrotham Road in Welling, this impressive four-bedroom semi-detached home offers spacious and versatile accommodation, perfect for modern family living.

The recently extended ground floor is a particular highlight, featuring a stunning open-plan kitchen and dining area designed for both everyday living and entertaining. The ground floor also benefits from a generous bedroom with its own en-suite, ideal for guests, older family members or those seeking convenient single-level living.

Benefitting from:

- **Four bedroom semi detached**
- **Driveway**
- **Extended Kitchen/Diner**
- **Popular Location**
- **Aprrox 1435 square fiit**
- **Ground floor shower room**
- **Council Tax: D**
- **EPC Rating: C**







Accommodation

Through Lounge: 7.6m x 5.36m (24'11" x 17'7") Double glazed bay window to front, wood laminate flooring, double glazed French doors to:-

Kitchen/Diner: 7.3m x 3.73m (23'11" x 12'3") Double Glazed window and French doors to rear. Laminate flooring. Range of base and wall units. Integrated appliances.

Bedroom 4: 4.04m x 2.57m (13'3" x 8'5") (Ground Floor) Double glazed window to front, wood laminate flooring.

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

Bedroom 1: 4.2m x 3.33m (13'9" x 10'11") Double glazed bay window to front, wood laminate flooring.

Bedroom 2: 3.25m x 2.64m (10'8" x 8'8") Double glazed window to rear, carpet as fitted.

Bedroom 3: 2.57m x 1.96m (8'5" x 6'5") Double glazed window to front, wood laminate flooring.

Bathroom: Double glazed window to rear, modern white suite comprising of a panelled bath with mixer taps and shower attachment, low level wc and wash hand basin, heated towel rail, spot lighting, Mosaic tiled walls and tiled flooring.

Garden: Approx 16.76m (Approx 55') South facing. Mainly laid to lawn with flower and shrub borders.









Off Street Parking: Driveway to front.

Ground floor shower room 3.45m x 2.03m (11'4" x 6'8") Laminate flooring. Low level WC. Hand wash basin. Heated towel rail. Shower.

Additional Information

Welling has been a favoured town among families 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.

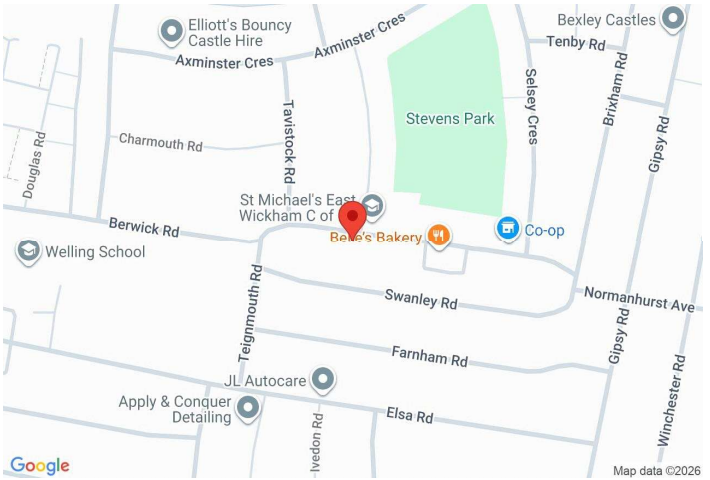
The town's heart is it the High Street, where you'll find shops, pubs, restaurants and the mainline train station, with its direct trains to London. Don't miss Crook Log Leisure Centre – Welling's sports and pool complex.













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



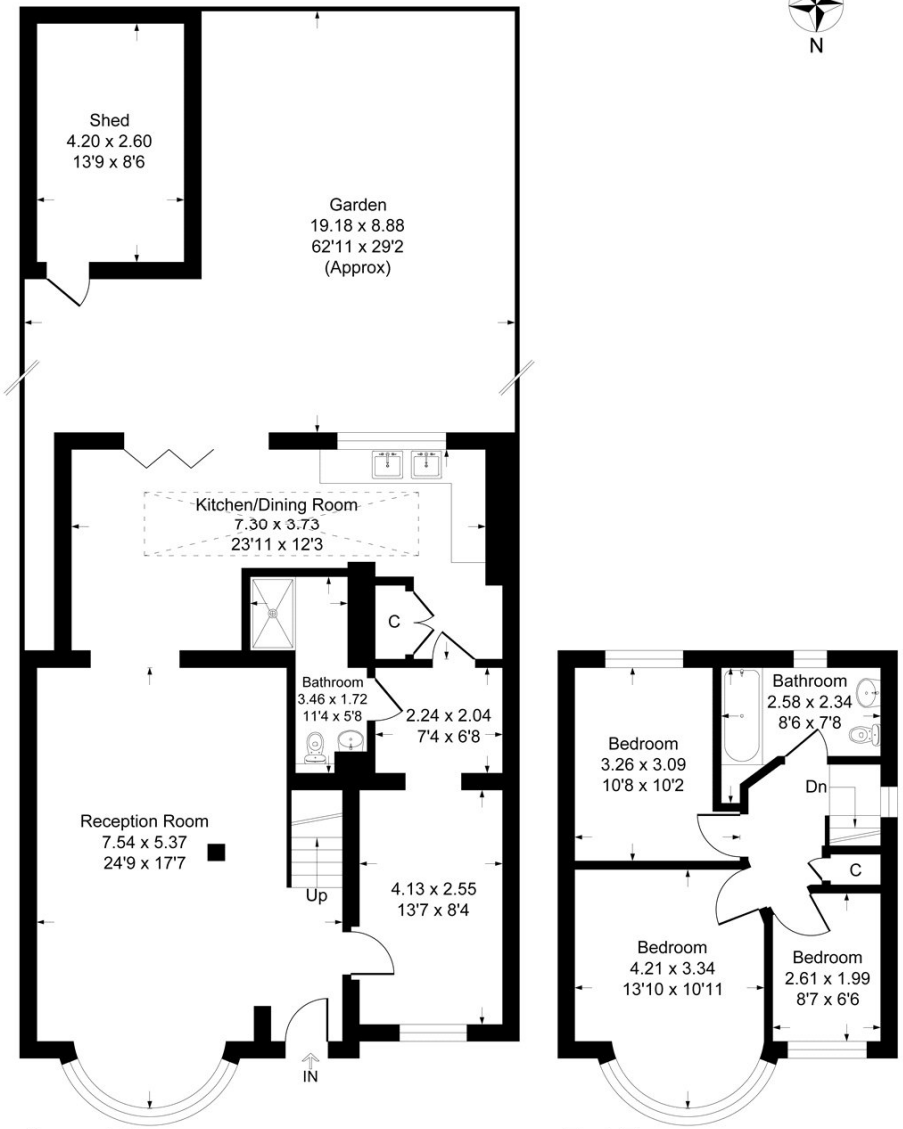
*All distances from branch postcode. Train time from nearest station.

(All distances & times are approximates)



Wrotham Road, DA16

Approximate Gross Internal Area = 122.3 sq m / 1317 sq ft
Shed Area = 10.9 sq m / 118 sq ft
Total Area = 133.2 sq m / 1435 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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