

Marne Avenue | Welling, Kent, DA16 2EZ

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Guide Price: £725,000 - £775,000

Freehold

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Marne Avenue, Welling

Situated on the popular Scientists Estate in Welling is this beautifully presented five bedroom semi-detached family home, offering spacious and versatile accommodation.

Property Features

- Council Tax: F
- EPC Rating: C
- Located on the popular Scientists Estate
- Spacious and well presented throughout
- Ground floor bedroom/study
- Utility room and ground floor W/C
- En-suite to principal bedroom
- Additional loft room ideal for an office or study
- Driveway providing off street parking
- Close to local schools, shops and transport links









Interior

Entrance Hall: Double glazed door to front and wooden flooring.

Bedroom 5: 2.57m x 2.24m (8'5" x 7'4") Double glazed window to front and wooden flooring.

Lounge: 3.66m x 3.58m (12' x 11'9") Double glazed bay window to front and wooden flooring.

Dining Room: 3.9m x 3.05m (12'10" x 10') Wooden flooring and wooden doors to conservatory.

Conservatory: 3.63m x 3.02m (11'11" x 9'11") Double glazed French doors to rear and wooden flooring.

Kitchen/Diner: 5.56m x 4.93m (18'3" x 16'2") Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven, hob and filter hood. Breakfast bar, wine cooler, localised tiled walls and tiled flooring. Double glazed windows to rear and side and double glazed French doors to rear.

Utility Room: 1.88m x 1.55m (6'2" x 5'1") Tiled flooring.

Ground Floor WC: Fitted with a two piece suite comprising of wall mounted wash hand basin, built in low level wc and part tiled walls.

Landing: Carpet as fitted. Stairs to loft conversion.

Bedroom 1: 4.24m x 3.66m (13'11" x 12') Double glazed bay window to front, fitted wardrobes and wooden flooring.

En Suite: Fitted with a three piece suite comprising of vanity wash hand basin, built in low level wc and separate walk in shower cubicle. Tiled walls, tiled flooring and double glazed window to front.

Bedroom 2: 3.96m x 3.58m (13' x 11'9") Double glazed window to rear, fitted wardrobes and wooden flooring.

Bedroom 3: 4.42m x 2.67m (14'6" x 8'9") Double glazed window to rear and wooden flooring.

Bedroom 4: 4.52m x 1.68m (14'10" x 5'6") Double glazed window to front and wooden flooring.

Bathroom: Fitted with a three piece suite comprising of vanity wash hand basin, low level wc and panelled bath. Part tiled walls, tiled flooring and double glazed window to rear.

Stairs to Loft Room

Loft Room: 4.52m x 3.7m (14'10" x 12'2") Velux window to rear and carpet as fitted.



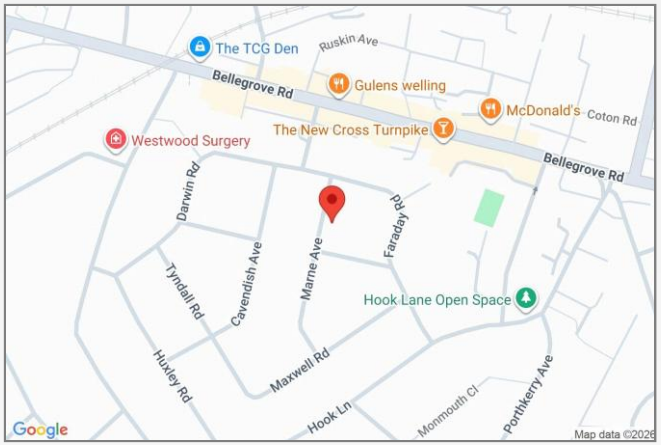


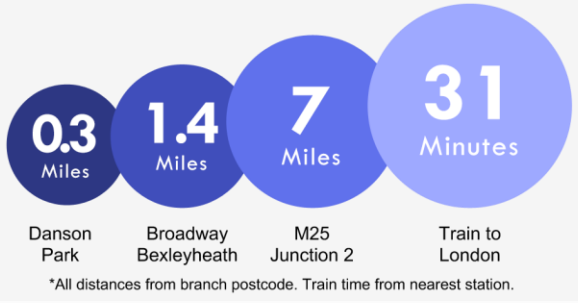




Property Location

Marne Avenue, Welling, Kent, DA16 2EZ





Exterior

Garden: Mainly laid to lawn with decked area. Patio area to rear.

Parking: Driveway providing off street parking.

Key Facts for Buyers

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.

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