



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



The Green, Welling, Kent, DA16 2PA
Guide Price £575,000 - £600,000

Located within the popular location of 'The Green' in Welling, with convenient access to popular local schools, shops and transport links, is this extended three double bedroom end of terrace house. Well presented throughout by the current vendors, this extended family home offers versatile living accommodation comprising of entrance porch, entrance hall, study / bedroom 4, one reception room, modern fitted kitchen / diner / living area, utility room and a ground floor wc. To the first floor there is a bathroom and three double bedrooms - the master boasting a spacious ensuite. In addition, the property benefits from a triple size garage complex to the rear, double glazing, gas central heating, off street parking and bi-folding doors. Viewing is highly recommended.

Ref: BX11111383

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

Entrance Porch

Double glazed UPVC front door. Tiled flooring. Light.

Entrance Hall

Single glazed hardwood front door. Radiator. Coving. Luxury vinyl tile flooring. Understairs storage cupboard.

Study / Bedroom 4

10' 2" x 5' 1" (3.10m x 1.55m) Wood flooring. Radiator. Double glazed window to front. Coving. Spotlights.

Reception

24' 6" x 11' 11" (7.46m x 3.63m) Wood flooring. Double glazed bay window to front. Coving. Two radiators.

Kitchen / Dining / Living Area

23' 4" x 8' 11" (7.11m x 2.72m) Luxury vinyl tile flooring. Double glazed window to rear. Double glazed bi-folding French doors to rear. Double glazed door to rear. Sky dome. Coving. Range of high gloss wall and base units. Double electric fan oven. Spotlights. Double inset sink, drainer and mixer taps. Part tiled walls. Granite work surfaces. Two radiators. Gas hob. Integral dishwasher. Full size integral separate fridge and freezer. Extractor fan. Electric underfloor heating.

Utility Room

10' 4" x 5' 1" (3.15m x 1.55m) Tiled flooring. Range of wall and base units. Radiator. Plumbed for washing machine.

Ground Floor WC

Part tiled walls. Tiled flooring. Low level wc. Wall mounted boiler. Wash hand basin in vanity unit. Extractor fan.

Landing

Carpet. Coving. Loft access.



Bedroom 1

11' 9" x 10' 10" (3.58m x 3.30m) Carpet. Double glazed window to rear. Coving.

Ensuite

Luxury vinyl tiled flooring. Double glazed frosted window to rear. Low level wc. Wash hand basin in vanity unit. Shower cubicle. Heated towel rail. Spotlights. Extractor fan.

Bedroom 2

13' 5" x 10' 10" (4.09m x 3.30m) Carpet. Double glazed bay window to front. Radiator. Coving.

Bedroom 3

12' 8" x 11' 2" (3.86m x 3.40m) Carpet. Double glazed windows to front and rear. Radiator. Coving.

Bathroom

Luxury vinyl tile flooring. Tiled walls. Panelled bath with shower over. Low level wc. Wash hand basin in vanity unit. Heated towel rail. Double glazed frosted window to side. Spotlights.

Garden

34' 11" x 25' 5" (10.63m x 7.74m) (Approx) Patio. Lawn. Shrubs. Two outside taps. Lighting. Outdoor socket.

Front Garden

Block paved with off street parking for three cars. Lighting.

Triple Garage

25' 8" x 22' 11" (7.82m x 6.98m) To rear. Power and light. Inspection pit. Rear access to the garage.

Council Tax

Band D.

