



THE
HOMES
GROUP



Merlin Road, Welling, DA16 2JP
Guide price £475,000 - £500,000 Freehold



Guide Price £475,000 - £500,000. The Homes Group are delighted to offer to the market this extended three bedroom semi-detached house located within close proximity of Bexley Grammar School, Danson Primary school, Danson Park and is situated within 0.75 miles of Welling Station.

The accommodation comprises of an enclosed porch that opens into the 16' x 12'7 living room, a separate 15'10 x 9'3 dining room which is open to the 10' x 9'10 kitchen.

On the first floor there are three bedrooms plus a shower room.

There is a 60' rear garden and a 17' x 16'4 detached garage at the end of the garden. There is a shared driveway to the side of the property which leads to the garage.

The property is being offered with no forward chain.

Enclosed Porch

Living Room

16' x 12'7 (4.88m x 3.84m)

Dining Room

15'10 x 9'2 (4.83m x 2.79m)

Kitchen

10' x 9'10 (3.05m x 3.00m)

Landing

Bedroom One

13' x 7'8 to wardrobes (3.96m x 2.34m to wardrobes)

Bedroom Two

9'3 x 7'8 to wardrobes (2.82m x 2.34m to wardrobes)

Bedroom Three

7'5 x 6' (2.26m x 1.83m)

First Floor Shower Room

Rear Garden

60' (18.29m)

Detached Garage

17' x 16'4 (5.18m x 4.98m)

Tenure - Freehold

Council Tax - Band D

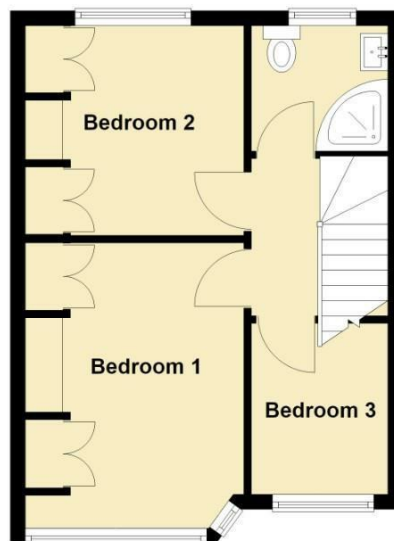




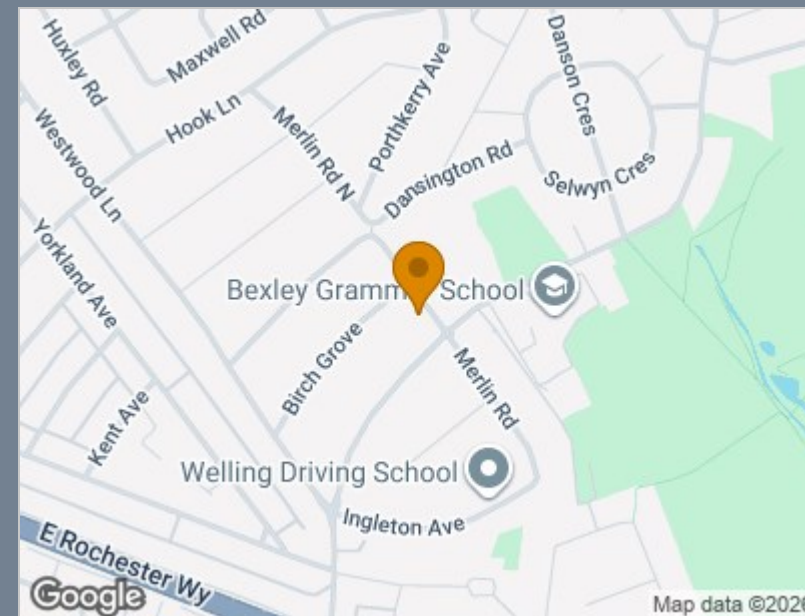
Ground Floor



First Floor



Total area: approx. 74.8 sq. metres (805.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.