



Northdown Road, Welling, DA16 1NP  
Guide price £525,000 - £550,000 Freehold

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Guide Price £525,000 - £550,000. Located on the Welling/Bexleyheath borders, The Homes Group are delighted to present to the market this extended four bedroom semi-detached house situated with 0.8 miles of both Bexleyheath and Welling Stations and within a mile of Bexley Grammar School.

The accommodation comprises of a 22'7 x 13'3 living/dining room, an extended 16'5 x 10'6 kitchen/diner, a 17'10 x 9' conservatory plus a bathroom on the ground floor. On the first floor there are four bedrooms and a shower room.

There is a 50' garden to the rear which has a covered play area and an office/playroom. There is space for one car on the driveway.

#### **Enclosed Porch**

#### **Entrance Hall**

#### **Living / Dining Room**

22'7 x 13'3 (6.88m x 4.04m)

#### **Kitchen / Diner**

16'5 x 10'6 (5.00m x 3.20m)

#### **Conservatory**

17'10 x 9' (5.44m x 2.74m)

#### **Ground floor Bathroom**

#### **Landing**

#### **Bedroom One**

12' x 8'10 to wardrobes (3.66m x 2.69m to wardrobes)

#### **Bedroom Two**

10'7 x 8'8 (3.23m x 2.64m)

#### **Bedroom Three**

10'6 x 8'5 (3.20m x 2.57m)

#### **Bedroom Four**

8'5 x 6'4 (2.57m x 1.93m)

#### **First Floor Shower Room**

#### **Rear Garden**

50' (15.24m)

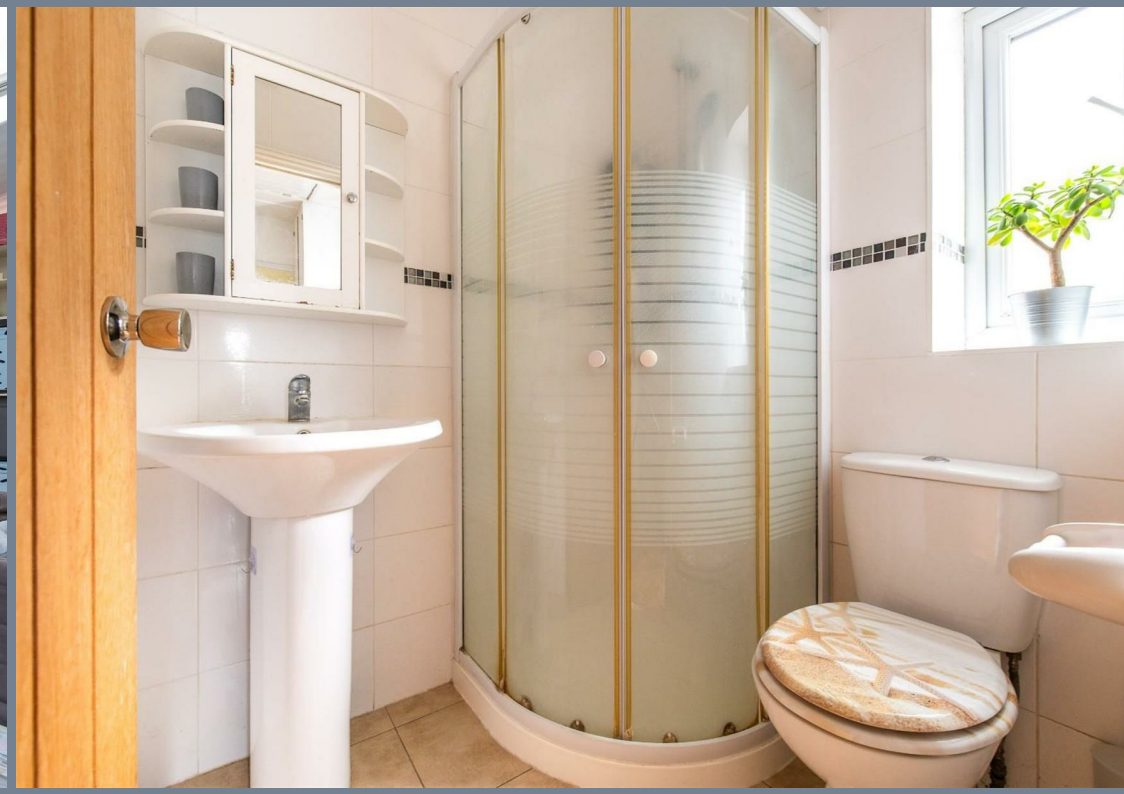
#### **Driveway to front**

#### **Tenure - Freehold**

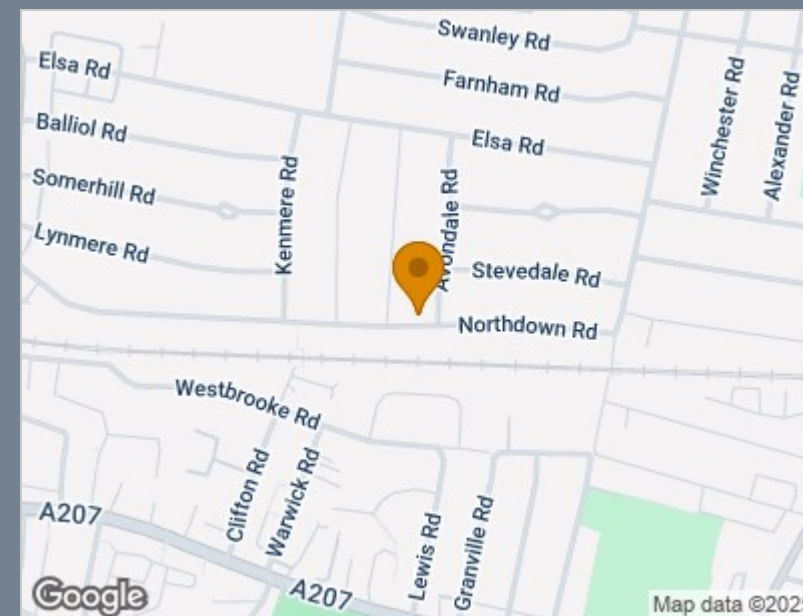
#### **Council Tax - Band D**











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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