



Northdown Road, Welling, DA16 1NP
Guide price £475,000

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Guide Price £475,000 - £500,000. Located on the Bexleyheath/Welling borders is this three bedroom semi-detached house with off road parking and a detached garage which has been converted into an office with a separate WC.

The property is located in a popular road situated between Bexleyheath (15 minute walk) and Welling (17 minute walk) stations which have regular services to London and Lewisham for the DLR. There are a number of primary and secondary schools within a 20 minute walk of the house including Bexley Grammar School.

The house is accessed via an enclosed porch that leads into the entrance hall. From the entrance hall there are stairs to the first floor, where there are the three bedrooms and family bathroom, and the living/dining room which leads into the kitchen and out to the conservatory.

The garden to the rear measures approximately 60' in length and can also be accessed via the shared driveway which has gates to the front. Within the garden is the former garage which has been converted into an office with a separate WC.

The owners have drawn up plans to extend the property into the loft space and into the rear garden creating a four bedroom, two bathroom home with additional living area overlooking the garden.

Entrance Porch

5' x 2'10 (1.52m x 0.86m)

Entrance Hall

13'6 x 5' (4.11m x 1.52m)

Living/dining Room

21' x 12'4 (6.40m x 3.76m)

Kitchen

11'1 x 6'4 (3.38m x 1.93m)

Conservatory

11'7 x 9'9 (3.53m x 2.97m)

Landing

Bedroom One

10' x 9' to wardrobes (3.05m x 2.74m to wardrobes)

Bedroom Two

12' x 10'9 (3.66m x 3.28m)

Bedroom Three

8'4 x 6'4 (2.54m x 1.93m)

Bathroom

8'2 x 6'4 (2.49m x 1.93m)

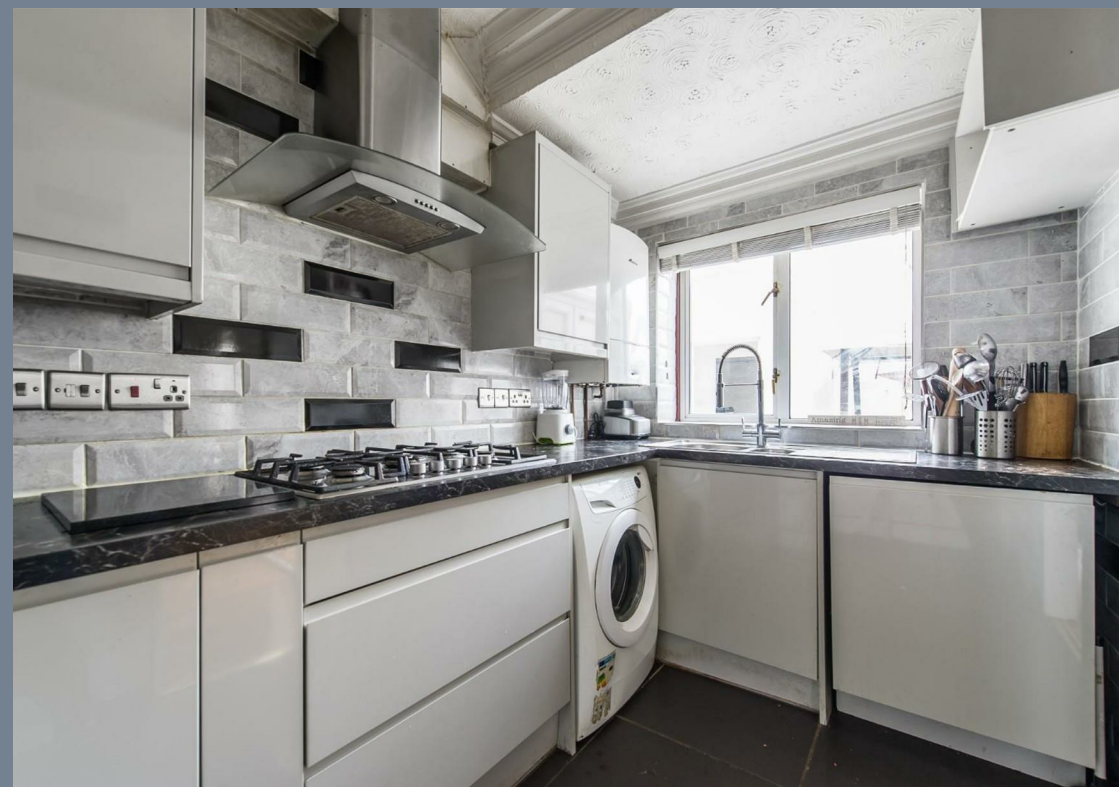
Detached Garage (Converted)

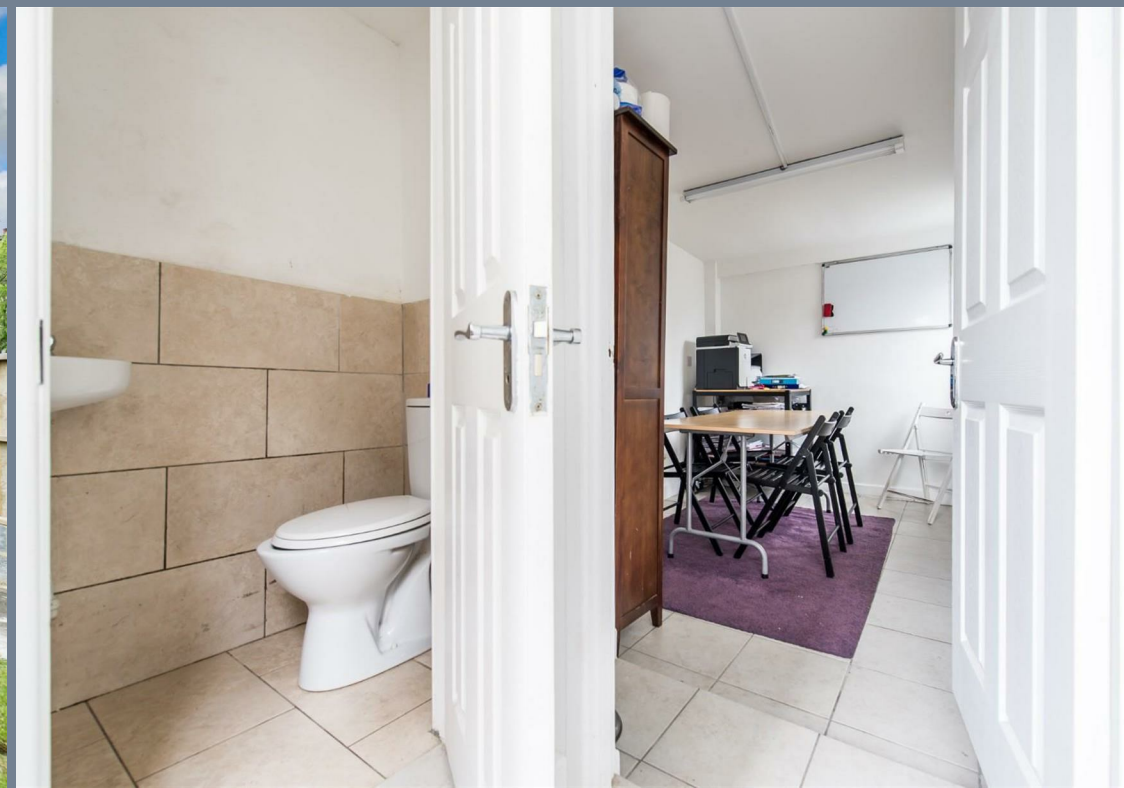
14'8x 7'1 (4.47mx 2.16m)

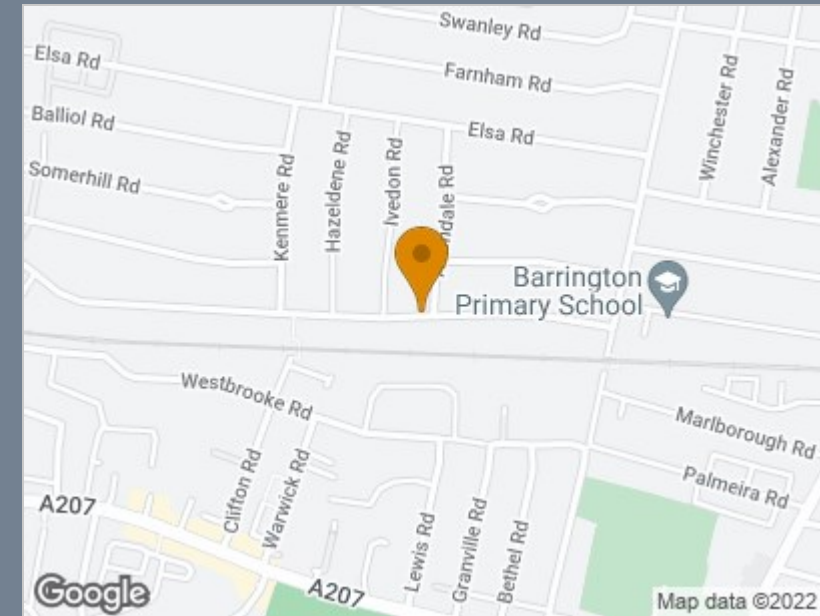
Rear Garden

60' (18.29m)

Front Garden







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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 our The Homes Group Office on 01322 532 889 if you wish to arrange a viewing appointment for this property or require further information.

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