

**Granville Road, Welling, DA16**





# Granville Road

Welling, DA16 1SQ

A beautifully presented 3 bedroom period house which has been improved throughout by the current owner. The house offers a great blend of modern décor with character features and will be sure to get interest. The property is located within easy access of local shops, schools and transport links

## Main Features

- Beautifully presented 3 bedroom period house
- Improved by the current owners
- Easy access of local shops, schools and transport links
- Blend of modern décor with character features
- Two receptions
- Small front garden and lawned rear garden.

## FULL DESCRIPTION

Offered to the market is this beautifully presented three bedroom period house. The house offers a great blend of character with a modern décor and briefly comprises: Entrance hall, bay fronted lounge, dining room which flows nicely into the kitchen and family bathroom. To the first floor there are three bedrooms.

Externally there is a small front garden and lawned rear garden. This is such a well presented house and one that offers easy access to the local shops, schools and transport links.

## Entrance hall

### Lounge

13' 11" x 10' 10" (4.24m x 3.3m)

### Dining room

11' 6" x 11' 5" (3.51m x 3.48m)

### Kitchen

9' 7" x 9' 1" (2.92m x 2.77m)

### Downstairs bathroom

### First floor landing

### Bedroom one

14' 1" x 11' 9" (4.29m x 3.58m)

### Bedroom two

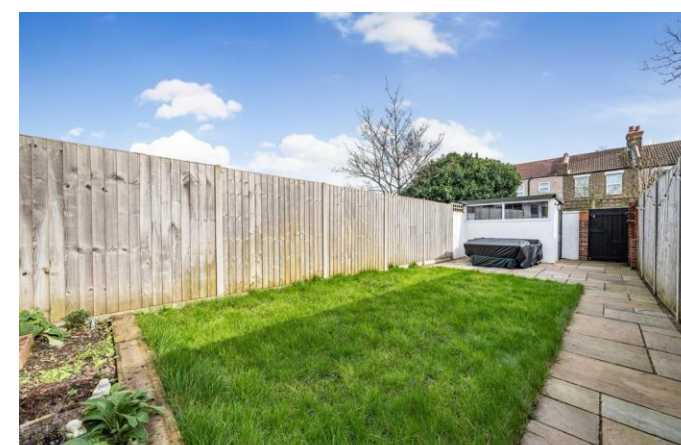
11' 6" x 8' 10" (3.51m x 2.69m)

### Bedroom three

9' 2" x 9' 1" (2.79m x 2.77m)

### Outside

Rear garden approximately 40' x 15' (12.19m x 4.57m) with small storage shed.



## Additional Information

Council Tax Band C £1,811 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 47

Potential EPC Rating 76

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.  
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