



**Ashmore Grove
Welling, DA16**

**4/5 Bedroom
Semi Detached Chalet House
FOR SALE**

**Guide
Price:
£425,000**





KEY FEATURES

- Extended semi-detached chalet
- 4/5 Bedrooms
- 2 reception rooms
- Double glazing
- Gas central heating
- Approx. 60ft garden
- Good family home
- Garage
- Off street parking
- Near to local schools
- Near to transportation links
- EPC TBA

**4/5 Good
Sized
Bedrooms**

**Good
Family
Home**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



ASHMORE GROVE, DA16

PROPERTY DESCRIPTION

Pick Me Properties are delighted to offer this extended 4 bedroom semi-detached chalet, located in Ashmore Grove, in sought after South Welling. This family home is conveniently situated within close proximity to Falconwood and Welling railway stations, local schools, shops and other amenities.

The accommodation on the ground floor comprises two reception rooms with interconnecting doors, study or downstairs fifth bedroom, kitchen and bathroom. Upstairs there are 4 double bedrooms, landing area and a family shower room with WC.

The property also benefits from gas central heating, double glazing, spacious 60ft rear garden, garage and off street parking to front.

Reception Room One

14'4" x 12'2" (4.4m x 3.7m)

Double glazed bay window to front, radiator, fireplace, connecting doors to second reception room.

Reception Room Two

13'6" x 12'2" (4.1m x 3.7m)

Double glazed window to rear, radiator, connecting doors to front reception room.

Kitchen

10'2" x 7'3" (3.1m x 2.2m)

Double glazed window to rear, fitted kitchen with a range of wall and base units.

Downstairs Bathroom/WC

7'7" x 6'5" (2.3m x 2.m)

Double glazed window to side, part tiled, coloured bathroom suite.

Study/Fifth bedroom

11' x 7'7" (3.4m x 2.3m)

Double glazed window to front, radiator.

Master Bedroom

12'6" x 12'2" (3.8m x 3.7m)

Double glazed bay window to front, window seat, built in wardrobe, radiator.

Bedroom Two

12'2" x 10'3" (3.7m x 3.1m)

Double glazed window to rear, radiator.

Bedroom Three

10' x 8'10" (3.1 x 2.7m)

Double glazed window to front, radiator

Bedroom Four

9'5 x 8'10" (2.9 x 2.7m) Double glazed window to side, double glazed window to rear, radiator.

Shower Room

Comprising shower, white low level WC, white vanity sink, double glazed window to side.

Font Garden

Off street parking (driveway)



Nearest Stations

- Falconwood (0.4 miles)
- Welling (0.7 miles)
- Eltham (1.5 miles)



Nearest Schools

- Eastcote Primary School (0.1 miles)
- Bishop Ridley Church of Eng. Primary (0.2 miles)
- Hook Lane Primary School (0.7 miles)

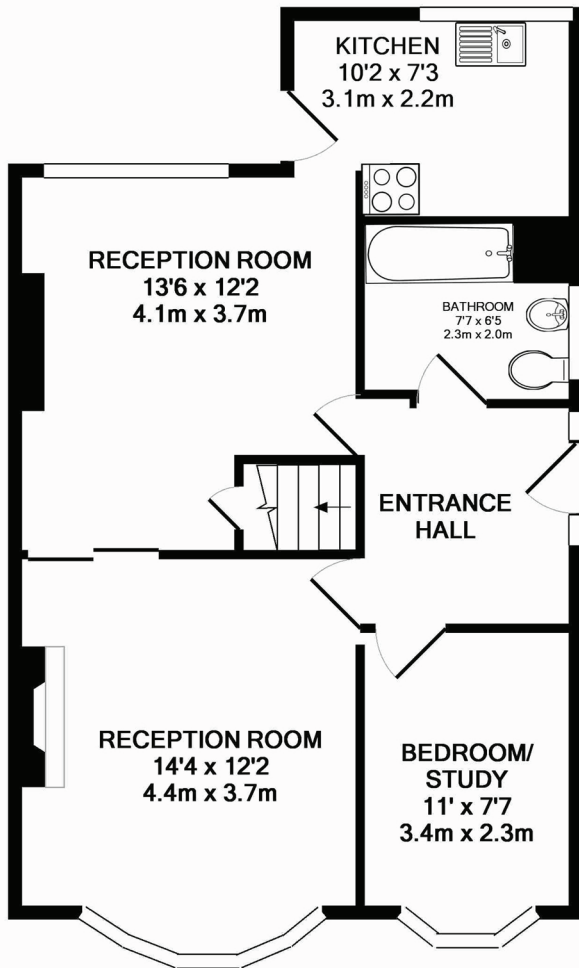
Tenure

Freehold

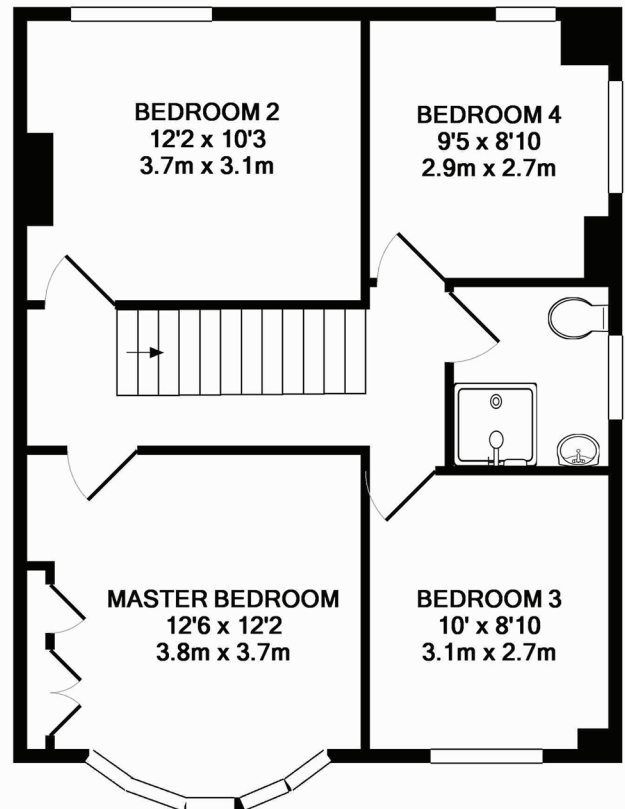
Local Borough

Bexley Council

FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 575 SQ.FT.
(53.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 545 SQ.FT.
(50.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1120 SQ.FT. (104.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Pick Me Properties Ltd

Telephone

020 8850 4955

Email

info@pickmeproperties.co.uk

Web

www.pickmeproperties.co.uk

Address

3 Odeon Parade
Well Hall Road
London
SE9 6BZ

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