



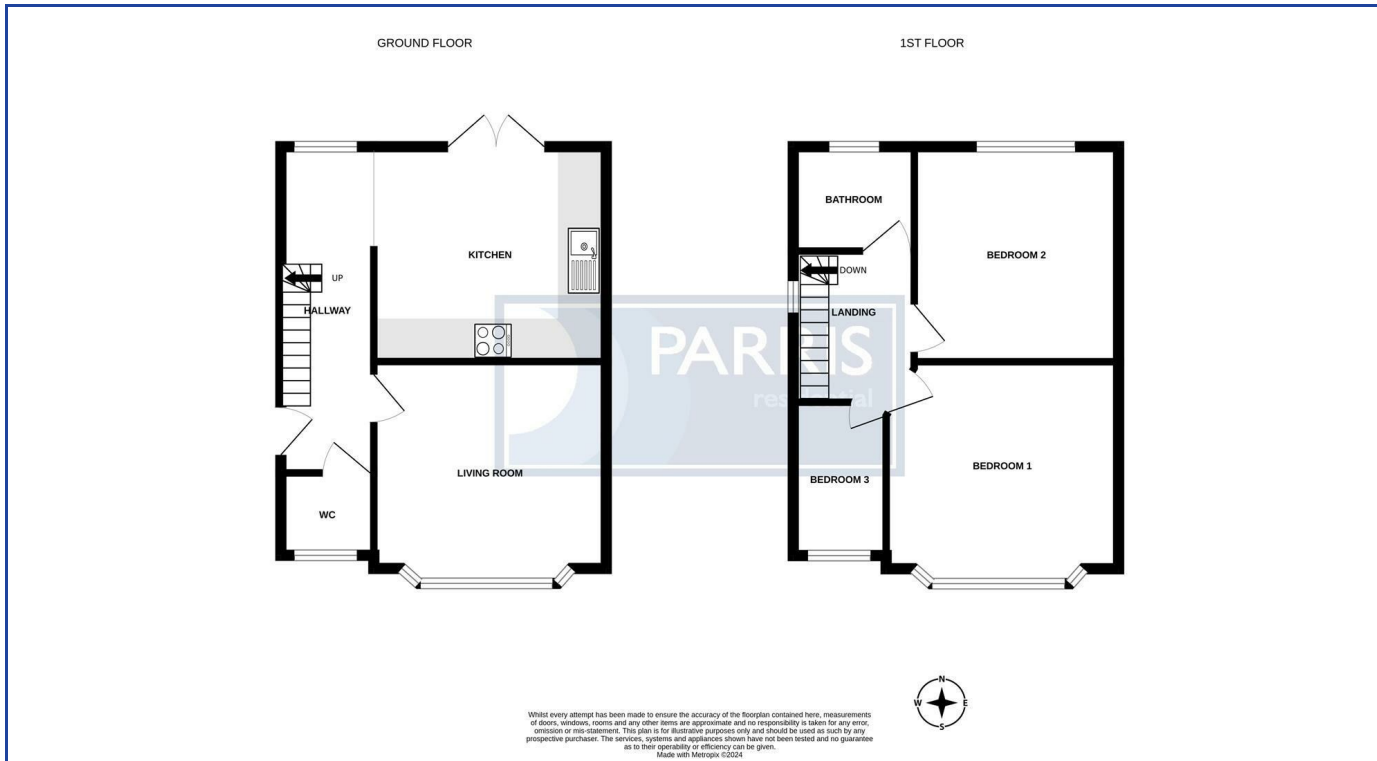
**Granville Road, Welling**  
**£475,000 Freehold**



A fantastic three bedroom semi-detached house located on Welling/Bexleyheath borders has become available. It's well presented with a family home vibe throughout. The sellers have created an open plan hallway into the kitchen to provide good space, and a separate living room to the front. A WC can also be found on the ground floor with space/plumbing for a washing machine and has fitted storage. Upstairs you will find, two double sized bedrooms and a single room, along with the family bathroom. The rear garden has artificial grass for low maintenance and the driveway is suitable for one vehicle. Added bonus if you have an electric vehicle, as a charging point has been fitted. Public transport can be found with ease and Bexleyheath and Welling train station nearby. Plus the A2/M25 motorway links are close by. Fosters Primary School is within a minute walk as well as the open grounds of Danson Park. Call today to arrange your viewing.

\*EPC band D | Freehold | Council Tax : Bexley Band D





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		80	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		61	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.



**Entrance Hall 5'8 x 11'1 (max) (1.73m x 3.38m (max))**

**Living Room 12' x 12'3 (max) (3.66m x 3.73m (max))**

**Kitchen 12'3 x 15'7 (max) (3.73m x 4.75m (max))**

**Ground Floor WC 4'4 x 5'2 (1.32m x 1.57m)**

**Landing 7'7 (max) x 8'3 (max) (2.31m (max) x 2.51m (max))**

**Bedroom One 12'5 x 10'8 (plus wardrobe) (3.78m x 3.25m (plus wardrobe))**

**Bedroom Two 11'7 x 11'3 (max) (3.53m x 3.43m (max))**

**Bedroom Three 9'0 x 6'5 (2.74m x 1.96m)**

**Bathroom 7' x 6'2 (2.13m x 1.88m)**

**Rear Garden approx 43' (approx 13.11m)**



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