

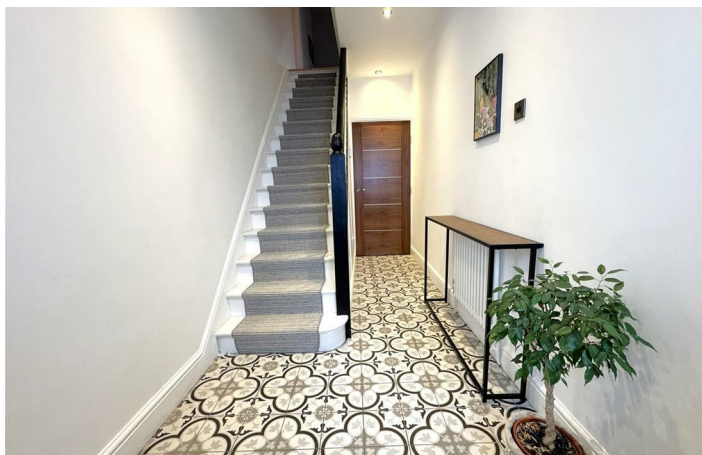


Danson Crescent, Welling
£750,000 Freehold



Located nearby to the open space of Danson Park is this huge seven bedroom extended 1930's semi detached house with ground floor shower room, two ground floor W.C.s plus first floor family bathroom with bath and walk in shower area plus a further bathroom on the top floor. The overall feeling of space throughout the while house will really appeal to larger families or those wanting to really spread out. Working from home is especially appealing and if you require a large studio with other work space off the studio then look no further than the loft conversion where all the rooms are particularly spacious. Further benefits include a large open plan kitchen breakfast room, open plan lounge & dining room plus a further reception room which could also be used as a ground floor bedroom for visiting guests as there is an en-suite shower room & W.C. On the first floor are four bedrooms, two dressing rooms, family bathroom and an interconnecting room which could be used a study or playroom. There is so much to this house that viewing is essential to appreciate all the space.

EPC: C | Council Tax band D | Freehold





GROUND FLOOR
1059 sq.ft. (98.3 sq.m.) approx.



1ST FLOOR
881 sq.ft. (81.9 sq.m.) approx.

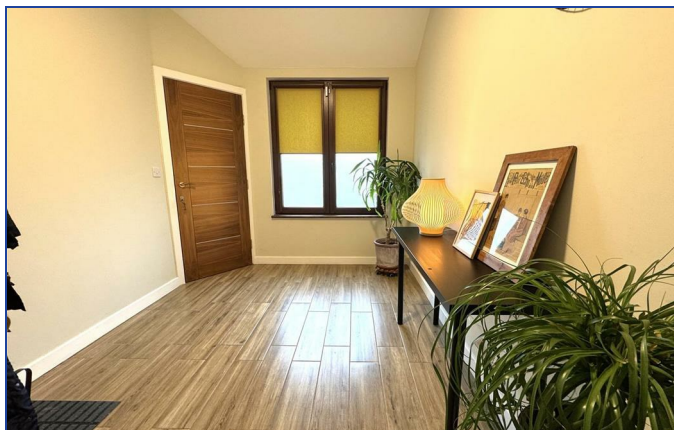
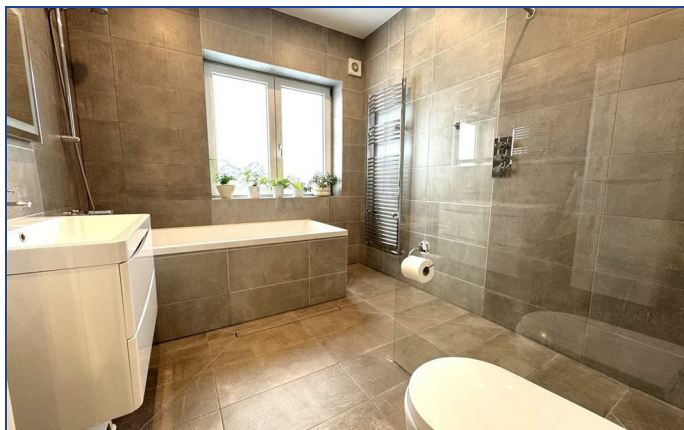


2ND FLOOR
604 sq.ft. (56.1 sq.m.) approx.

TOTAL FLOOR AREA : 2544 sq.ft. (236.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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 ₂ 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 15'3 x 5'9 (4.65m x 1.75m)
 living room & dining area - L-Shape 25'4 x 19'5 max (7.72m x 5.92m max)
 reception room 12'3 x 8'1 (3.73m x 2.46m)
 kitchen & Breakfast room 28'0 x 10'3 (8.53m x 3.12m)
 utility room 14'3 x 8'1 (4.34m x 2.46m)
 ground floor shower room & W.C. 5'0 x 4'4 (1.52m x 1.32m)
 separate W.C. 6'0 x 2'6 (1.83m x 0.76m)
 first floor landing
 bedroom one 13'1 x 11'3 (3.99m x 3.43m)
 en-suite dressing room 9'5 x 8'1 (2.87m x 2.46m)
 bedroom two 11'8 x 11'0 (3.56m x 3.35m)
 bedroom three 10'3 x 10'3 (3.12m x 3.12m)

bedroom four 13'4 plus recess x 10'3 (4.06m plus recess x 3.12m)
 large dressing room 11'2 x 7'7 (3.40m x 2.31m)
 playroom/ study room 8'1 x 8'0 (2.46m x 2.44m)
 family bathroom 9'4 x 8'1 (2.84m x 2.46m)
 second floor
 bedroom five/ studio room 20'5 x 15'6 (6.22m x 4.72m)
 en-suite bathroom
 bedroom six 15'9 x 9'7 (4.80m x 2.92m)
 bedroom seven 11'5 x 9'0 (3.48m x 2.74m)
 rear garden
 off street parking for 3 vehicles

