



Budleigh Crescent, Welling
£418,000 Freehold



CHAIN FREE SALE Parris Residential are pleased to offer this three-bedroom Stevens semi-detached house with 83' approx rear garden and off-street parking to the front. The property benefits from having double-glazed windows, a modern fitted kitchen with built-in oven & hob, plus there are fitted wardrobes in bedroom one. Bexleyheath, Welling & Abbey Wood (Crossrail) are all within easy access. Hillsgrove Primary School is just around the corner, and both Welling Secondary School and St Michael's East Wickham C of E Primary School are just a short walk away. Your inspection is recommended.

Council Tax Band D | EPC Band TBC





| 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.



hallway 5'4 x 4'1 (1.63m x 1.24m)

lounge 12'3 inc bay x 13'6 (3.73m inc bay x 4.11m)

dining room 10'2 x 13'6 (3.10m x 4.11m)

kitchen 8'9 x 5'8 (2.67m x 1.73m)

landing

bedroom one 12'3 inc bay x 13'5 (3.73m inc bay x 4.09m)

bedroom two 7'9 x 6'9 (2.36m x 2.06m)

bedroom three 7'9 x 6'7 (2.36m x 2.01m)

bathroom 5'5 max x 4'9 (1.65m max x 1.45m)

rear garden 83' approx (25.30m approx)

off street parking to front

