



**Elsa Road, Welling**  
**£450,000 Freehold**





CHAIN FREE - Parris Residential are pleased to offer this three-bedroom semi-detached family home, featuring a sun room and a detached garage. The ground floor comprises entrance hall, through lounge and kitchen. Upstairs, you'll find three comfortable sized bedrooms and modern shower room. Additional benefits include a sun room overlooking the established rear garden, double-glazed windows, and a gas central heating system.

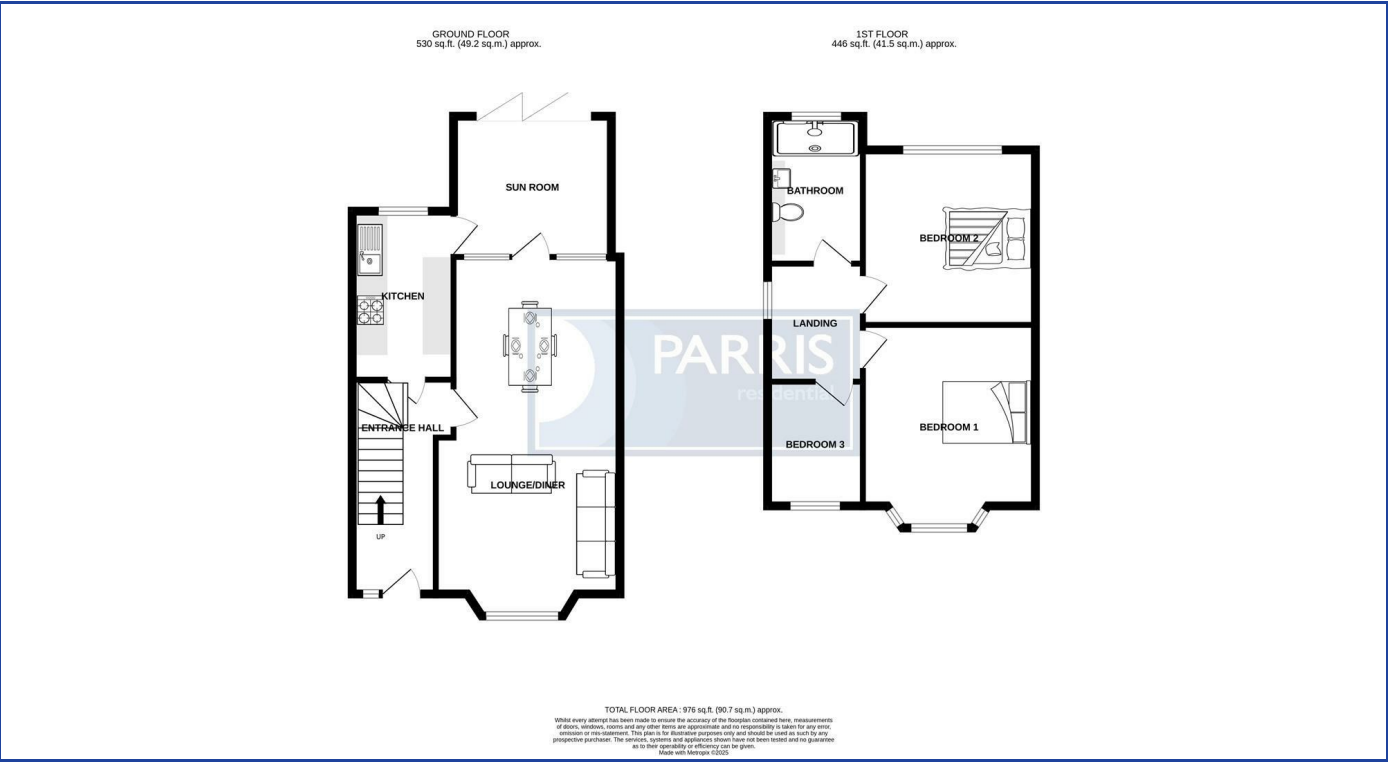
Conveniently located, the property is close by to Bexleyheath and Welling train stations, offering excellent transport links. The new Superloop bus service runs directly from Bexleyheath station to Abbey Wood station and connects to the Elizabeth Crossrail line. Educational options are plentiful, with Fosters and Barrington Road Primary Schools, as well as Welling School nearby. Bexley grammar schools such as Townley Grammar for Girls, Bexley Grammar, and Beths Grammar are also easily accessible. Stevens Park, Danson Park and Crook log sports centre are all nearby

An internal viewing is highly recommended to appreciate this family home.

Freehold | EPC BAND D | COUNCIL TAX BAND : Bexley D







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <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 13'6 x 5'7 (4.11m x 1.70m)**

**Through Lounge 23'2 x 12'3 (7.06m x 3.73m)**

**Sun Room 7'9 x 9'7 (2.36m x 2.92m)**

**Kitchen 10'9 x 6'3 (3.28m x 1.91m)**

**Landing**

**Bedroom One 12'3 x 10'9 (3.73m x 3.28m)**

**Bedroom Two 10'7 x 12'0 (3.23m x 3.66m)**

**Bedroom Three 8'4 x 6'5 (2.54m x 1.96m)**

**Shower room 8'3 x 5'4 (2.51m x 1.63m)**

**Detached Garage via shared Driveway 19'5 x 8'0 (5.92m x 2.44m)**

**Garden 82' approx (24.99m approx)**

