



WELLING WAY, WELLING, KENT DA16 2RL

A semi-detached house located within a short walk of excellent local Primary and Secondary schools and Welling train station.

GUIDE PRICE - £475,000 to £500,000.

Comprising briefly of: front reception room, rear reception room, partially extended kitchen, three bedrooms, family bathroom, off-street parking with driveway and garage, and private garden.

Like many others on the road and neighbouring roads, the property has considerable potential for extension both to the rear, into and then over the garage space, and the loft, to make in time a much larger property for a growing family (subject to planning permission).

Welling Way is located near to Eastcote Primary School, currently rated Outstanding by OFSTED, and to Harris Academy Falconwood for older children. Welling train station for commuters, and Welling High Street for amenities and conveniences are only a short walk away.

To arrange a viewing please call Danson Property Services directly.

GUIDE PRICE £475,000





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		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		