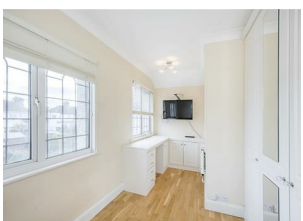


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Brixham Road

Approximate Gross Internal Area
 Ground Floor = 40.8 sq m / 440 sq ft
 First Floor = 30.6 sq m / 330 sq ft
 Outbuilding = 15.0 sq m / 162 sq ft
 Total = 86.5 sq m / 932 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

BRIXHAM ROAD
WELLING DA16 1EQ
 Guide price £425,000





Elegance and comfort unite in this delightful 2-bedroom Stevens-built semi-detached house, epitomizing classic design in a modern context. Immaculately preserved from start to finish, this home invites you into a world of timeless charm.

Discover convenience with an upstairs shower room, a contemporary touch seamlessly integrated into the welcoming atmosphere. Both double bedrooms offer havens of tranquility, providing restful escapes.

Situated near Welling Secondary School, this residence is a perfect fit for families seeking educational excellence. The spacious layout ensures comfortable living spaces throughout, fostering a harmonious environment for daily activities.

An extended kitchen to the rear brings a modern flair, becoming the heart of the home for culinary delights and shared moments. Step outside to a beautiful garden, complemented by a large detached workshop, an ideal space for creativity or relaxation.

Ease of living is further enhanced by a driveway at the front, ensuring seamless access and parking convenience. Proximity to various reputable primary schools makes this location ideal for families with young learners.

This Stevens-built haven offers not only a residence but a promise of a smooth transition with no forward chain. Contact us today to explore the timeless beauty and comfort that awaits you in this semi-detached retreat.

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

BRIXHAM ROAD

WELLING DA16 1EQ

- 2 BEDROOM SEMI DETACHED
- NO FORWARD CHAIN
- 2 RECEPTIONS ROOMS AND EXTENDED TO THE REAR
- PARKING ON THE FRONT
- LARGE DETACHED WORKSHOP TO THE REAR
- CLOSE TO WELLING SCHOOL AND VARIOUS PRIMARY SCHOOLS
- EPC- D
- 932 SQ FT
- COUNCIL TAX BAND D

