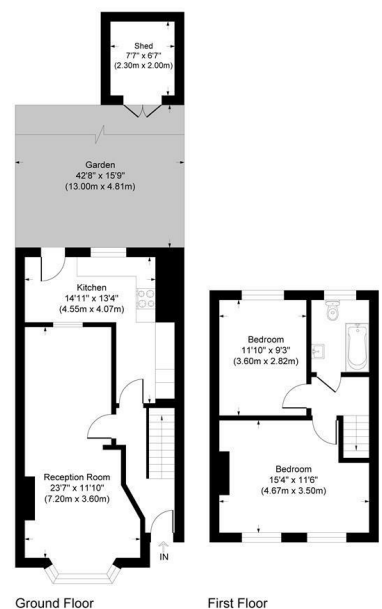
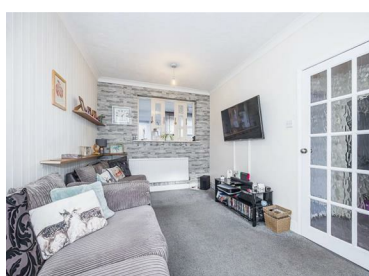


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Elsa Road

Approximate Gross Internal Area  
 Ground Floor = 43.8 sq m / 472 sq ft  
 First Floor = 33.8 sq m / 364 sq ft  
 Shed = 4.6 sq m / 50 sq ft  
 Total = 82.2 sq m / 886 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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ELSA ROAD

WELLING DA16 1LA

Guide price £420,000



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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.







Step into the enchanting allure of Victorian elegance with this meticulously maintained 2-bedroom terraced house. Poised in stunning condition from start to finish, this home effortlessly combines timeless design with modern comfort.

Ascending the stairs, you'll discover an inviting upstairs bathroom, seamlessly blending convenience with classic charm. Both double bedrooms exude warmth and character, creating serene retreats for rest and relaxation.

Nestled in close proximity to Welling Secondary School, this residence stands as an ideal haven for families seeking educational excellence. A rear access road adds a touch of practicality, ensuring ease of movement and convenience for residents.

The spacious accommodation throughout the house unfolds with grace, offering a comfortable flow from room to room. Every corner of this Victorian gem is a testament to thoughtful design and meticulous upkeep.

Situated near Welling High Street, this residence not only provides easy access to daily amenities but also invites you to explore the local charm and vibrant community spirit that defines the area.

Don't miss the opportunity to make this Victorian terrace your own, a perfect blend of historical charm and contemporary comfort. Contact us today to embark on a journey into timeless elegance in the heart of Welling.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## ELSA ROAD WELLING DA16 1LA

- 2 BEDROOM VICTORIAN TERRACED HOUSE
- STUNNING AND SPACIOUS ACCOMMODATION THROUGHOUT
- REAR ACCESS AVAILABLE IF NEEDED
- CLOSE TO WELLING SECONDARY SCHOOL
- UPSTAIRS BATHROOM
- EPC - D
- 886 SQ FT
- COUNCIL TAX BAND C

