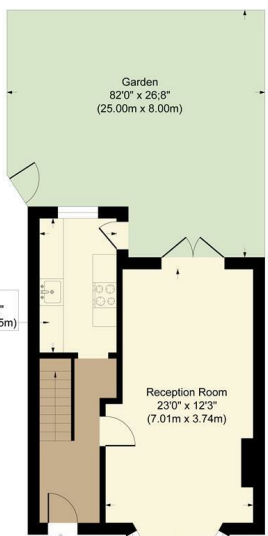
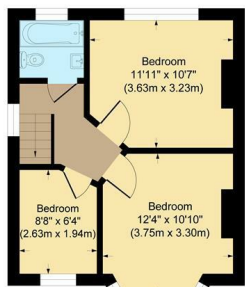


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Northdown Road

Approximate Gross Internal Area  
 Ground Floor = 38.4 sq m / 413 sq ft  
 First Floor = 35.8 sq m / 386 sq ft  
 Total = 74.3 sq m / 799 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and floor 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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NORTHDOWN ROAD  
 WELLING DA16 1NA  
 Guide price £450,000



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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.





Welcome to this stunning 3-bedroom semi-detached home, ideally situated close to shops and within walking distance to the highly-regarded Welling Secondary School and Foster's Primary School. This beautifully maintained property offers the perfect blend of comfort and convenience for modern family living.

Step inside to discover a spacious and inviting large through lounge, providing ample space for both relaxation and entertaining. The home is in immaculate condition throughout, ensuring you can move in and start enjoying your new surroundings immediately.

Outside, the property boasts off-street parking for one vehicle, adding to your convenience. The beautiful rear garden is a true highlight, offering a serene escape with plenty of space for outdoor activities and entertaining guests.

Don't miss the opportunity to make this exceptional house your new home. With its prime location, stunning condition, and lovely garden, it truly has everything you need for a comfortable and stylish lifestyle. Schedule a viewing today and experience all that this wonderful property has to offer!

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## NORTHDOWN ROAD

WELLING DA16 1NA

- 3 BEDROOM SEMI DETACHED
- OFF STREET PARKING
- IMMACULATE CONDITION THROUGHOUT
- BEAUTIFUL REAR GARDEN
- CLOSE TO WELLING HIGH STREET/SHOPS
- WELLING SECONDARY AND FOSTERS PRIMARY SCHOOL NEARBY
- EPC- TBC
- 799 SQ FT
- COUNCIL TAX BAND D

