

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



Lancelot Road

Approximate Gross Internal Area  
Ground Floor = 52.8 sq m / 569 sq ft  
First Floor = 63.5 sq m / 684 sq ft  
Garage = 11.8 sq m / 128 sq ft  
Total = 128.1 sq m / 1381 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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LANCELOT ROAD  
WELLING DA16 2HX  
Offers over £625,000



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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.







#### CHAIN FREE-LARGE GARDEN-CLOSE TO BEXLEY GRAMMAR SCHOOL

Located in the heart of South Welling, this substantial 4/5-bedroom semi-detached home offers the perfect blend of space, convenience, and potential. With 1,381 sq. ft. of living accommodation, an integral garage, and a driveway, this property is an ideal choice for families looking for a long-term home in a highly desirable area.

Step inside, and you'll find a well-loved and beautifully maintained interior, offering versatile living spaces. The ground floor features a spacious lounge, a separate dining area, and a fitted kitchen, all designed with family life in mind. A downstairs WC adds extra convenience.

Upstairs, the home boasts four generously sized bedrooms and the fifth being a small single/study providing ample space for a growing family. The large family bathroom offers both comfort and practicality.

The property's location is simply unbeatable. Positioned within walking distance to Danson Primary School and Bexley Grammar Secondary, it is perfect for families prioritizing excellent education. Welling High Street is just a short stroll away, offering a variety of shops, cafes, and amenities, while Danson Park, one of the area's most beautiful and picturesque green spaces, is just a short walk away—ideal for leisurely walks, outdoor activities, and family outings.

Offered to the market with no onward chain, this home presents a fantastic opportunity to settle in one of the area's most sought-after locations.

#### 5 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## LANCELOT ROAD

WELLING DA16 2HX

- 4/5 BEDROOM EXTENDED SEMI DEATCHED FAMILY HOME
- HIGHLY SOUGHT AFTER LOCATION ON THE SOUTH SIDE OF WELLING, WALKING DISTANCE TO DANSON PARK
- CLOSE TO BEXLEY GRAMMAR AND DANSON PRIMARY SCHOOL
- NO FORWARD CHAIN/LOVELY WEST FACING GARDEN
- LARGE UPSTAIRS BATHROOM/DOWNSTAIRS WC
- INTEGRAL GARAGE AND DRIVEWAY
- EPC- D
- 1381 SQ FT
- SPACIOUS ACCOMMODATION THROUGHOUT
- PERECT FOR THOSE LOOKING FOR A LOVING FAMILY FAMILY

