

**Price £550,000** 

**Freehold** 

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Awliscombe Road, Welling, Kent, DA16









### **Main features**

- Downstairs and upstairs shower rooms
- Loft converted into additional living space
- Easy to maintain rear garden
- Centrally located within an easy walk of several schools
- Walking distance to Welling train station

## Accommodation

#### GROUND FLOOR

Entrance Porch **Entrance Hall** 

Lounge: 15'1 x 12'4 (4.60m x 3.76m)

Dining Room: 15'0 x 9'9 (4.58m x 2.97m)

**Kitchen**: 19'9 x 13'9 (6.02m x 4.19m)

Shower Room

#### FIRST FLOOR

#### Landing

Bedroom 1: 12'4 x 8'5 up to fitted wardrobes

(3.76m x 2.57m)

Bedroom 2: 12'5 x 8'5 (3.79m x 2.57m)

Bedroom 3: 8'0 x 7'4 (2.44m x 2.24m)

Shower Room

#### SECOND FLOOR

Landing

Loft Room: 13'0 x 12'4 (3.97m x 3.76m)

#### OUTSIDE

Driveway

Garage

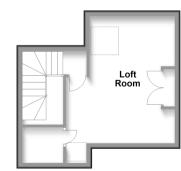
Front Garden

Rear Garden

# First Floor Approx. 43.8 sq. metres (471.0 sq. feet) Dining Kitchen Bedroom 1 Lounge Bedroom 2 Bedroom 3

**Ground Floor** Approx. 74.8 sq. metres (805.0 sq. feet)

#### Second Floor



## Call Welling - 020 8301 6679 ■ wardsofkent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.











