



**Price**  
**£475,000**

**Freehold**

3x  1x  1x 

**Roseacre Road, Welling,  
Kent, DA16**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Large rear garden
- Detached garage and driveway
- Double bedrooms
- Potential to extend subject to planning permission
- Walking distance to Welling train station, Welling high street and several local schools

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 15'0 x 14'3 (4.58m x 4.35m)

Kitchen: 15'0 x 7'5 (4.58m x 2.26m)

Bedroom 1: 12'1 x 12'0 (3.69m x 3.66m)

Bedroom 2: 11'4 x 11'0 (3.46m x 3.36m)

Bedroom 3: 12'0 x 8'0 (3.66m x 2.44m)

Bathroom: 10'9 x 8'5 (3.28m x 2.57m)

### OUTSIDE

Front Garden

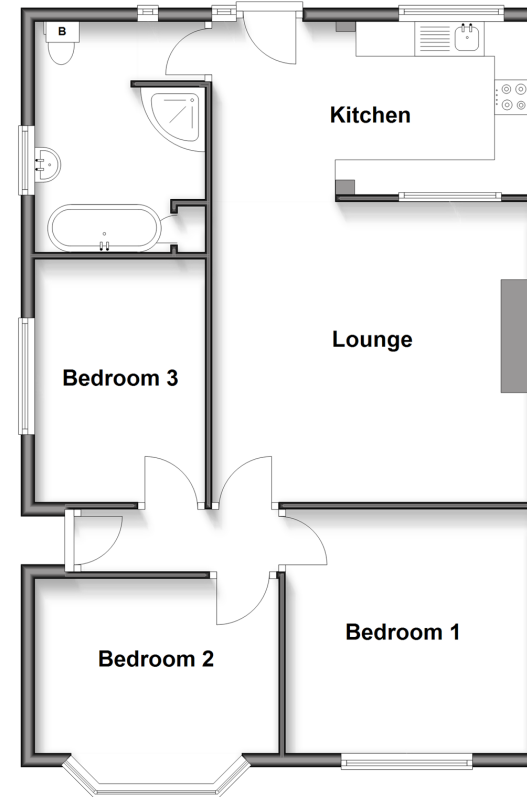
Driveway

Detached Garage

Rear Garden

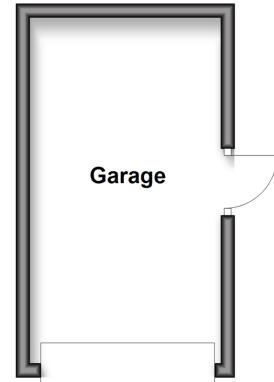
### Ground Floor

Approx. 75.4 sq. metres (812.0 sq. feet)



### First Floor

Approx. 13.7 sq. metres (148.0 sq. feet)



**Call Welling - 020 8301 6679 ■ [wardsof Kent.co.uk](http://wardsof Kent.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.



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