



WELLING WAY WELLING KENT  
DA16 2RS  
GUIDE PRICE: £450,000 - £475,000 | Freehold



Chain free, this spacious three-bedroom chalet-style semi-detached home offers an excellent opportunity for those looking to modernise and extend, subject to the usual planning consents, to create an impressive family residence. It sits on a popular residential road with a wide range of amenities close at hand, including well-regarded schools, Falconwood Station, bus routes, motorway links, Oxleas Woods, Welling High Street and local shops. The current layout features an entrance hall, two reception rooms, a ground-floor bathroom, kitchen and a third bedroom on the ground floor. Upstairs, there are two generous double bedrooms. Externally, the property is set well back from the road, with a front garden and off-street parking, along with a good-sized rear garden. Additional benefits include double glazing, gas central heating, eaves storage and a detached garage. A viewing is strongly recommended to appreciate the scale, setting and potential this property presents.

Local Authority: Bexley  
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	59 D	77 C
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

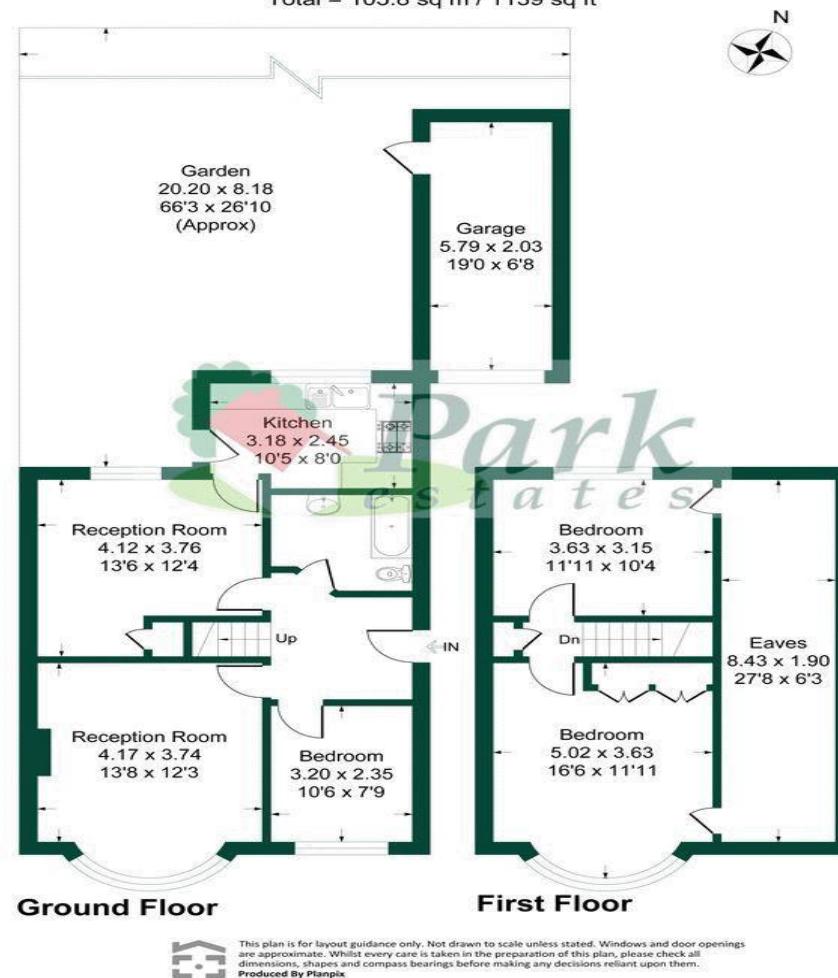


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## Welling Way, DA16

Approximate Gross Internal Area = 94.1 sq m / 1013 sq ft  
Garage = 11.7 sq m / 126 sq ft  
Total = 105.8 sq m / 1139 sq ft



Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.