Bradenham Avenue, Welling

£545,000 Freehold

PARRIS residential

Parris Residential are delighted to offer this extended and modernised three-bedroom semi-detached family home, ideally situated on a popular residential road in South Welling. Having been enhanced by a substantial double-storey extension, the property offers spac ious, well-presented accommodation throughout, combining modern comforts with practical features ideal for family living. The ground floor comprises a modern kitchen/breakfast room, a convenient cloakroom and a generously proportioned lounge featuring a remote-controlled gas fire. The kitchen is particularly well equipped, benefiting from underfloor heating, a water supply to the fridge and a central island with extensive cupboard storage beneath, providing useful storage all the way around. The cooker is also included in the sale. To the first floor are three good-sized bedrooms and a stylish, modern family bathroom, complete with both a bath and a separate shower. Externally, the property boasts an impressive rear garden extending to approximately 66ft, with a superb 16ft summer house positioned at the far end. This versatile space offers excellent potential for use as a home office, gym, hobby room or entertaining area. The fitted blinds to the summer house doors will remain, adding further convenience. To the front, there is off-street parking, complemented by a security bollard to help protect the parking space. The property also benefits from an extensive security system, including CCTV cameras covering the front, rear and side of the property, together with intruder alarms serving both the house and the summer house/bar area. The location is another major attraction, being within walking distance of the highly regarded Bexley Grammar School, with a selection of well-regarded primary schools nearby. Welling High Street and Blackfen Parade are also conveniently accessible, offering a variety of shops, cafés and everyday amenities.

Freehold | Bexley council Band D | EPC band D

Ground Floor
473 sq.ft. (44.0 sq.m.) approx.

1st Floor
463 sq.ft. (43.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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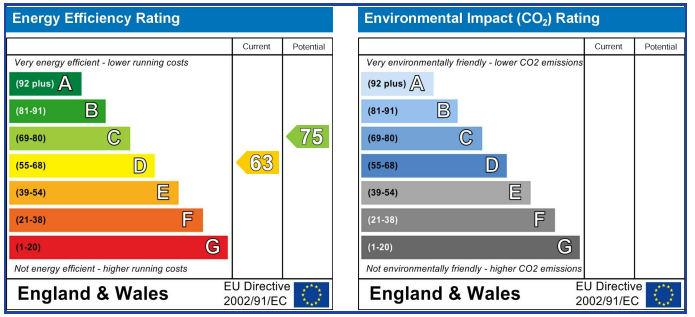

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

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Entrance Hall

Lounge 19'9 x 12'4 (6.02m x 3.76m)

Kitchen / Breakfast Room 15'1 x 10'5 (4.60m x 3.18m)

Ground floor cloakroom

Landing

Bedroom One 11'2 x 10'7 (3.40m x 3.23m)

Bedroom Two 10'4 x 9'8 (3.15m x 2.95m)

Bedroom Three 20'2 x 6'2 max (6.15m x 1.88m max)

Bathroom 8'11 x 6'7 (2.72m x 2.01m)

Garden approx 66' (approx 20.12m)

Summerhouse 16'3 x 12'6 (4.95m x 3.81m)

Off Street Parking

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