



Bradenham Avenue, Welling
£545,000 Freehold



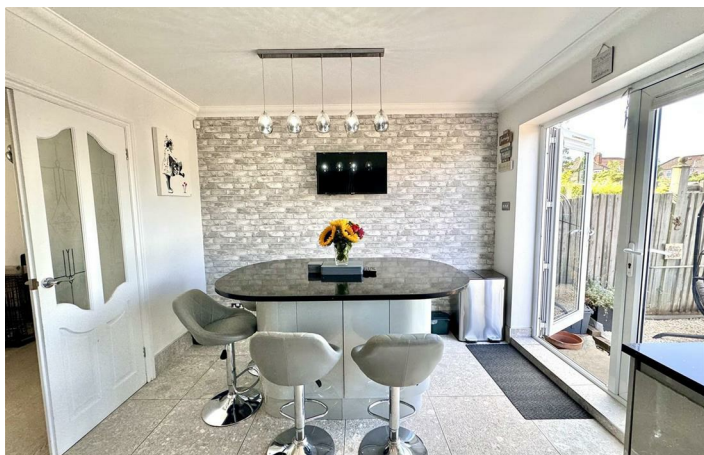
Parris Residential are delighted to offer this extended and modernised three-bedroom semi-detached property, ideally located on a popular residential road in South Welling.

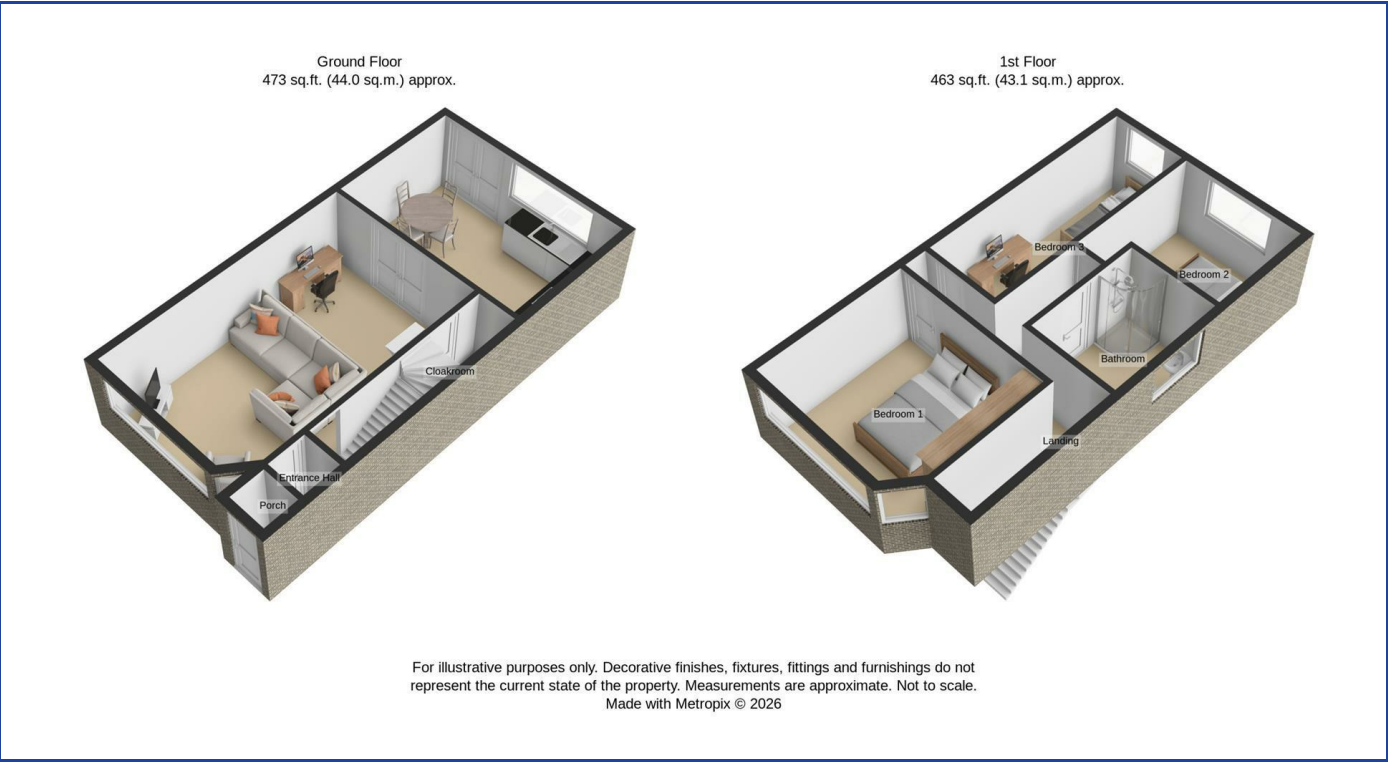
The property has been enhanced by a double-storey extension and offers spacious, well-presented accommodation throughout. The ground floor features a modern kitchen/breakfast room, a convenient cloakroom, and a generously sized lounge. On the first floor, there are three good-sized bedrooms, together with a stylish modern family bathroom featuring both a bath and a separate shower.

Externally, the property benefits from an approximately 66ft rear garden, with a superb 16ft summer house situated at the far end, providing a versatile space ideal for a home office, gym or entertaining area. To the front, there is the added advantage of off-street parking.

Location is another excellent feature of this home, being within walking distance of the highly regarded Bexley Grammar School, with a selection of well-regarded primary schools also nearby. Welling High Street and Blackfen Parade are both conveniently located, offering a variety of shops, cafés and everyday amenities.

Freehold | Bexley council Band D | EPC band D





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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.



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

