



41 Selwyn Crescent, Welling
Kent DA16 2AN
Guide price £625,000

Situated on the ever popular 'South' side of Welling and offered to the market chain free is this three/four bedroom spectacular and well designed detached house located just moments from the beautiful Danson Park. Close to Bexley Grammar and other schools, convenient to all amenities and 24 mins to London Bridge from Welling mainline station,

This superb family home has been completely renovated to a very high standard comprising open plan living/dining/kitchen area with granite breakfast bar and worktops opening into a family room with bi-folding doors leading to the secluded enclosed AstroTurf front sun trap garden. The fourth bedroom is downstairs leading to a luxury family bathroom but could also be used as a further reception room.

Upstairs are two double bedrooms, a single bedroom and further luxury shower room.

The secluded patio rear garden has been patiod to provide a further private space for sitting and entertaining.

This property **MUST** be viewed to fully appreciate its location, versatile accommodation and internal presentation.

CALL NOW OR EMAIL PROPERTY@WILLIAMTHEAKSTON.COM TO BOOK YOUR FIRST VIEWING ON SATURDAY 8TH MAY FROM 11AM





TOTAL FLOOR AREA: 125.2 sq.m. (1348 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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