

F R E E H O L D



Semi-Detached House
**ASHMORE GROVE,
WELLING,
KENT,
DA16 2RZ**

£550,000

FEATURES

- Spacious 3 Bedroom Semi Detached House**
- Requiring Refurbishment**
- Double Glazed Windows**
- Gas Central Heating (n/t)**
- Off Street Parking**
- Potential for an extension S.T.P.P.**
- Potential to reconfigure into a 4 Bedroom House**
- Council Tax Band E**
- EPC Rating (awaiting)**
- Call now to arrange your viewing!**



3 Bedroom Semi-Detached House located in Welling

A spacious 3 Bedroom Chalet Style Semi Detached House requiring Refurbishment. Located in the sought after South Welling between Welling and Falconwood Stations, within reach of a number of popular schools and Oxleas Woods. Features; Spacious through lounge, Study, Extended kitchen / breakfast room, Ground floor WC, Spacious first floor bathroom, Three spacious bedrooms, Gas central heating (n/t), Double glazed windows, Off street parking to front and a Rear garden. Potential for an extension S.T.P.P. and potential to reconfigure layout to provide 4 bedrooms on the first floor level. Council Tax Band E. EPC Rating (awaiting). Call now to arrange your viewing!

ENTRANCE HALL 8' 5" x 7' 1" (2.57m x 2.18m)

GROUND FLOOR WC 5' 2" x 7' 4" (1.60m x 2.24m)

STUDY 10' 7" x 7' 9" (3.25m x 2.38m)

THROUGH LOUNGE / DINING ROOM WITH STAIRCASE TO FIRST FLOOR LANDING 30' 6" x 12' 0" (9.31m x 3.67m)

BREAKFAST AREA LEADING TO KITCHEN 9' 5" x 7' 8" (2.88m x 2.35m)

KITCHEN (L-SHAPED) 10' 0" x 11' 6" (3.06m x 3.51m)

LANDING 6' 2" x 9' 4" (1.88m x 2.85m)

FAMILY BATHROOM (L-SHAPED) 14' 9" x 12' 7" (4.50m x 3.84m)

MASTER BEDROOM 16' 10" x 12' 1" (5.14m x 3.70m)

BEDROOM 2 13' 10" x 9' 4" (4.24m x 2.86m)

BEDROOM 3 10' 6" x 11' 11" (3.22m x 3.65m)

FRONT GARDEN WITH OFF STREET PARKING

REAR GARDEN

BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ



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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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Council Tax Band: E

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.