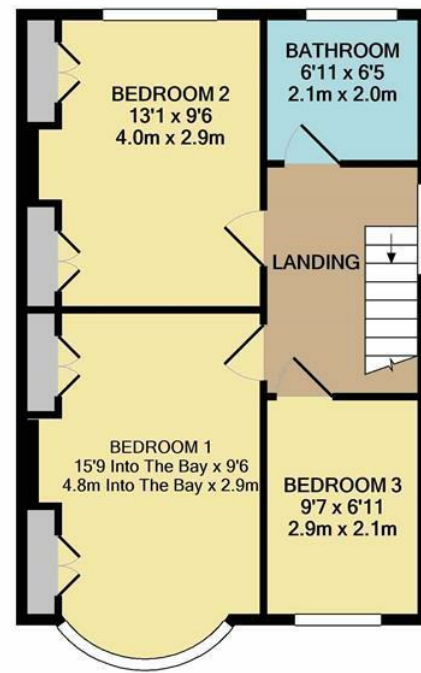


GROUND FLOOR  
APPROX. FLOOR  
AREA 603 SQ.FT.  
(56.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 457 SQ.FT.  
(42.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1060 SQ.FT. (98.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2020

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



WICKHAM STREET  
WELLING  
Offers Over £425,000



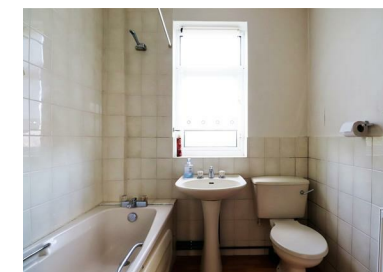
2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

**Anthony Martin**  
Estate Agents

020 8303 3338  
bexleyheath@anthonymartin.co.uk  
www.anthonymartin.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Anthony Martin**  
Estate Agents



Anthony Martin estate agents are extremely excited to offer to the market this CHAIN FREE family home which is located on a popular road in Welling, this is not only perfectly positioned for local shops, schools and transport, including only being a short walk to Welling Train Station but also has great views as this home is directly opposite the 'shoulder of mutton green' which is a peaceful green open space, perfect for walking the dog!

Being that the property is a CORNER PLOT there is a lot of scope to extend, this would be subject to the normal planning consent but there are a lot of other properties locally which have extended.

The current accommodation comprises of an entrance hall which gives access to all of the ground floor living space, the lounge is to the front of the home and is bay fronted, not only does this add some character to the room but also a little extra space, to the back of the home you will find an already good size open plan kitchen/dining room which gives access to the rear garden.

To the first floor there are THREE GOOD SIZE BEDROOMS and also the family bathroom.

Externally there is a good size driveway to the front for a few cars as well as a large garage to the rear, the garden is a great size and being this is a corner plot you can certainly appreciate the extra width to the garden.

This property is crying out to be extended, so if your looking for that special property that you can put your own mark on and extend as the family does then this is the one for you!

The only thing left to do is to CALL ANTHONY MARTIN now to arrange your viewing!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## WICKHAM STREET

WELLING

- Chain free home
- Great location
- Corner plot
- Large garage to the rear
- Lovely views opposite
- Plenty of room to extend (STPP)
- Three bedrooms
- Call Anthony Martin to view
- Floor Area: 1060 sq ft
- EPC Rating: tbc

