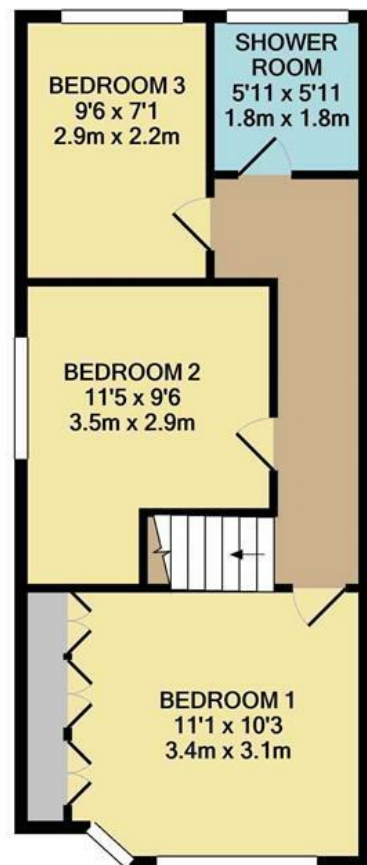
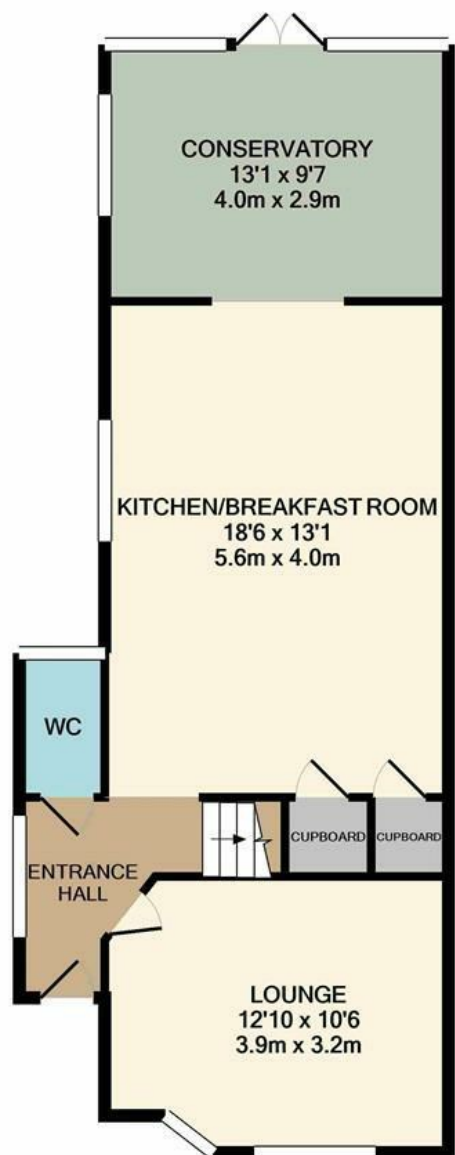




GROUND FLOOR
APPROX. FLOOR AREA 567 SQ.FT. (52.7 SQ.M.)

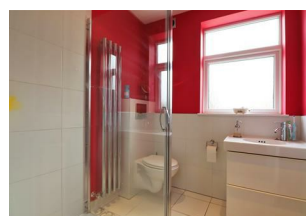
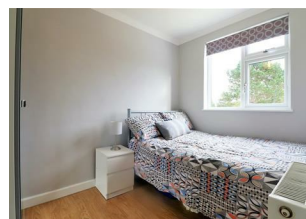
1ST FLOOR
APPROX. FLOOR AREA 401 SQ.FT. (37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.9 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

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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		



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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



** PRICE RANGE £450,00 - £475,000 **

** CHAIN FREE HOME **

If you are looking for the "WOW" factor then look no further!

The property is located in a quiet cul de sac on the SOUTH SIDE OF WELLING giving great access to Danson Park, local schools, shops and transport including Welling Train Station.

This three bedroom semi detached family home has everything you could wish for in a house and a whole lot more. Plenty of inside space for all the family to enjoy as one with the added benefit of a very large garden . The added bonus is that the condition is second to none, from start to finish, you name it, it has been done.

The accommodation comprises of, lounge which is located to the front of the home, beautiful kitchen with island and integrated appliances, also to the ground floor there is a modern conservatory and a WC.

To the first floor the space continues with having three good size bedrooms and a lovely bathroom.

Externally there is a patio area, large lawn and a decking area. You also have off road parking for 2 cars to the front of the home.

What's even better is that there are lots of reputable schools close by.

This property is certainly not one to be missed so CALL ANTHONY MARTIN now to arrange your viewing!

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

COWPER CLOSE

WELLING

- Chain Free
- Stunning Kitchen
- Large Garden
- Garden Room
- South Welling Location
- Downstairs WC
- High Spec Finish
- Driveway
- EPC TBC
- 967 SQ FT

