



GROUND FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 869 SQ.FT. (80.7 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		



BERWICK ROAD

WELLING

Guide Price £375,000



rightmove.co.uk
The UK's number one property website

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com

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Estate Agents

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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 £375,000 - £400,000 ****

Anthony Martin are very excited to offer to the market this STUNNING STEVENS STYLE SEMI DETACHED HOME which has been lovingly cared for by the current owners, the property is a two bedroom property, however this does benefit from having a DOUBLE REAR EXTENSION making this the same floor space as a three bedroom. This property offers a great amount of space and lots of future potential!

The property is located on Berwick Road in Welling and is very central for everything you might need, Welling Train Station, local schools and shops are all within walking distance.

The property itself is a very bright and airy property and certainly is one to stand out from the crowd, the accommodation comprises of an entrance porch which is to the side of the home, this is a great bit of extra space and also means the door is aimed more to the front of the home, once inside you then walk into a really spacious open plan lounge/dining room, this to the middle and rear of the home with french doors leading to the LARGE GARDEN. The kitchen/breakfast room is located to the front of the property, this is a great room and having the bay window to this area makes a lovely feature aswell as giving plenty of room for an extra dining table.

To the first floor the space continues with the second bedroom to the front of the property, this would normally be the main bedroom so is a great size room with built in wardrobes, the main bedroom to the property is now located to the rear and is HUGE, this comes with a range of built in wardrobes and over looks the garden giving this the perfect view in the mornings!

The bathroom has been enlarged and is a modern space with bath and separate shower cubicle.

Externally there is off road parking to the front for two cars and as mentioned a very large rear garden which comes complete with a decking sitting area and bar, making this the perfect place to entertain!

You wont want to miss out SO CALL US NOW!

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

BERWICK ROAD

WELLING

- Stunning semi detached home
- Double rear extension
- Very spacious property
- Tow huge bedrooms
- Large bathroom
- Great size lounge/dining room
- Bay fronted kitchen/breakfast room
- Call Anthony Martin to view
- Floor Area: 869 sq ft
- EPC Rating: tbc

