



WELLING WAY  
SOUTH WELLING  
Guide Price £475,000



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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 £475,000 - £500,000 \*\***

Anthony Martin are delighted to offer to the market this CHAIN FREE EXTENDED FAMILY HOME which is located on a sought after residential road in South Welling giving easy access to local shops, schools, public transport including Falconwood and Welling train stations and also A2/M25 links.

The property is in need of some updating but is clean and tidy throughout allowing you to move in and update a room at a time making this perfect for someone who wants to put their own mark on a property.

The home has been extended to the side already with a double story extension but as this home has a large rear garden there is still plenty of room to extend further (stpp).

The accommodation on offer comprises Entrance porch, entrance hall, bay fronted reception room to the front, large reception to the rear and kitchen, the garden can be accessed via the kitchen or rear reception room.

To the first floor there are FIVE BEDROOMS, three of which are doubles and the further two are single bedrooms and family bathroom.

Externally as previously mentioned there is a really good size established rear garden which comes complete with greenhouse, grape vine and a range of fruit tress. To the front there is off road parking and an integral garage which is great for storage or could also be converted into another reception room, study or bedroom.

The potential for this property is endless and I'm sure will continue to be a great family home.

CALL US NOW TO MAKE YOUR VIEWING!

**5 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS**

## WELLING WAY

SOUTH WELLING

- Chain free
- South welling location
- Double side extension
- Large rear garden
- Further room to extend (stpp)
- Five bedrooms
- Two reception rooms
- Must be viewed
- Floor area - 1307 sq ft
- EPC - E

