

TOTAL FLOOR AREA: 879 sq.ft. (81.7 sq.m.) approx.  
 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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**IMPORTANT:** These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

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**Guide Price  
 £425,000**



# Stevedale Road Welling

**\*\* PRICE RANGE £425,000 - £450,000 \*\***

This **WELL PRESENTED** semi-detached family home has been kept to a lovely standard by the current residents and is perfect for a new family to move in and relax.

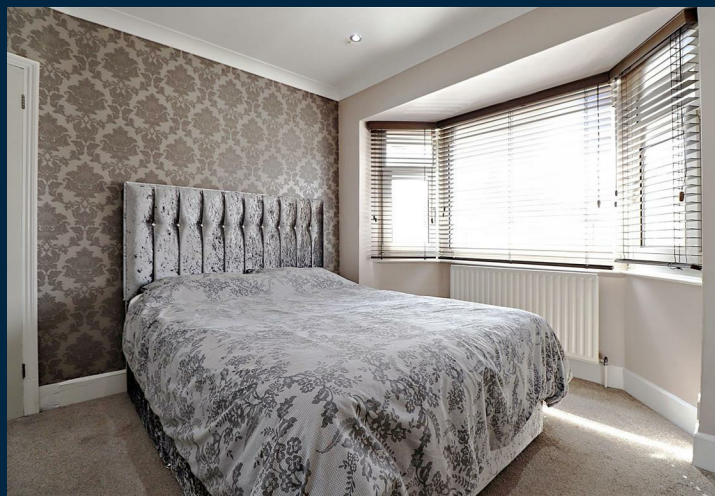
As far as location goes, there's not much it doesn't offer you. Set on a quiet residential road, your local shops, Primary school, open space and train stations are only a few roads away.

The front porch leads into an entrance hallway which is a lovely size, there are still two separate reception rooms, one is a cosy lounge the other a dining room, the partition wall could be removed subject to planning to give you a large open space if you prefer. The kitchen offers a range of base and wall units and includes a fitted oven and hob with space for a washing machine.

To the first floor there are **TWO LARGE DOUBLE BEDROOMS** and a good size third bedroom, the bathroom has been extended giving this plenty of extra space.

Outside to the rear is a large garden, which is perfect for the kids to burn off that extra steam or with the summer months, perfect for entertaining around the BBQ. To the front of the house the driveway is block paved giving you off street parking for two cars, there are no parking restrictions either so there's plenty of extra parking on the road.

This is a great family home with lot's to offer so i am sure it will sell fast, to not miss out **CALL ANTHONY MARTIN** today to arrange your viewing!



- **Welling/Bexleyheath borders**
- **Well presented**
- **Walking distance to Bexleyheath & Welling Train Stations**
- **Extended bathroom**
- **Three bedrooms**
- **Two reception rooms**
- **Large rear garden**
- **Call Anthony Martin to view**
- **Floor Area: 879 sq ft**
- **EPC Rating: E**

