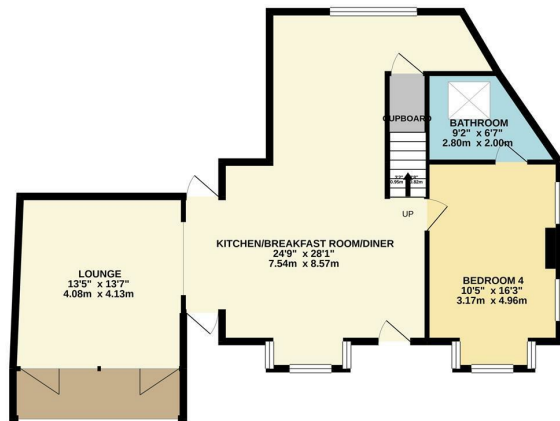


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO 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	



GROUND FLOOR
878 sq. ft. (81.6 sq.m.) approx.



FIRST FLOOR
448 sq. ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1326 sq. ft. (123.2 sq.m.) approx.
While 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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SELWYN CRESCENT SOUTH WELLING

£2,200



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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



**** WALKING DISTANCE TO BEXLEY GRAMMAR SCHOOL ****

Anthony Martin are delighted to offer to the market this **STUNNING DETACHED FAMILY HOME** which is located on a popular road on the **SOUTH** side of Welling. The property is perfectly located from everything a family will need, this includes, local shops, supermarkets, local schools, both primary, secondary and especially **BEXLEY GRAMMAR SCHOOL**, local transport including Welling Train Station and also **DANSON PARK** is only a short walk away making this a great all round home.

The property itself is quite a unique detached family home which has recently undergone a complete transformation by the current owners leaving no stone unturned.

The property is spacious throughout which starts as soon as you walk through the door, to the ground floor there are two huge areas which offer great open plan living for the lounge/kitchen/dining area, certainly making this the heart of the home, the lounge area has bi folding doors leading to the private garden area. Also to the ground floor on the other side of the home is a good size bedroom with an En suite bathroom.

To the first floor there are three further bedrooms and shower room.

Externally there is off road parking to the front as well as two private garden areas.

CALL ANTHONY MARTIN TODAY to arrange your viewing!

4 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

SELWYN CRESCENT

SOUTH WELLING

- SIMPLY STUNNING
- Great location
- Walking distance to Danson Park
- Walking distance to Bexley Grammar School
- Refurbished throughout
- Detached family home
- Spacious accommodation
- Call Anthony Martin to view
- Floor Area: 1326 sq ft
- EPC Rating: D

