

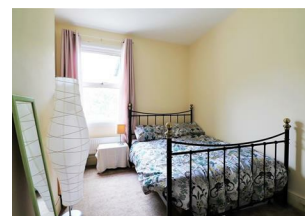
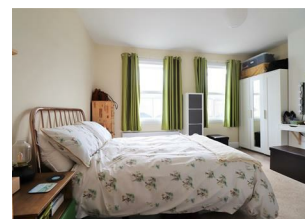
GROUND FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(40.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 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		79
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		74
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



GRANVILLE ROAD
WELLING
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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



Anthony Martin estate agents are delighted to offer to the market this SPACIOUS VICTORIAN MID TERRACE which would be first time buyers and commuters dream home!

The property is located on a VERY sought after road in Welling which is within walking distance to Welling train station, Welling high street which has a range of shops, bars, restaurants and super markets including Tesco and Morrisons, the property is also within walking distance to Danson Park which is a great place to visit.

The property itself has been owned by the current owners for a few years and within that time has had a good amount of work done, including the gas central heating system and wiring.

The accommodation comprises of a bright and spacious entrance hall, the lounge area is to the front of the home, this has a feature bay window which not only adds character but also more space to this room, the dining room follows off the lounge area, this also gives access to the garden. The kitchen has been updated and is to the rear of the home overlooking the garden.

To the first floor there are TWO large double bedrooms and bathroom.

Externally there is a good size rear garden which is the perfect place to enjoy a summers day!

These properties are in high demand and are selling fast, so to not miss out CALL ANTHONY MARTIN now to view!

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

GRANVILLE ROAD

WELLING

- Sought after location
- Very popular style of home
- Victorian mid terrace
- Good condition
- First floor bathroom
- Two double bedrooms
- Two reception rooms
- Call Anthony Martin to view
- Floor Area: 861 sq ft
- EPC Rating: D

