

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.

Merlin Road North South Welling

Anthony Martin estate agents are delighted to offer to the market this **CHAIN FREE** semi detached home which is located on the **SOUTH** side of Welling giving great access to Danson Park, local shops and schools including being a short walk to Danson Primary and Bexley Grammar!

The property is positioned on a good size corner plot which gives the property alot of future scope to extend with easily the room for a double side and rear extension allowing the property to grow with you, this would be subject to the normal planning consent from Bexley Council.

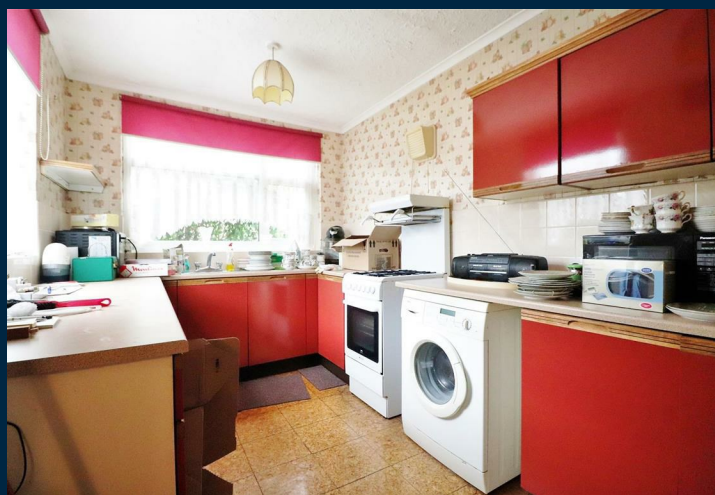
The current accommodation comprises of entrance hall which gives access to all of the ground floor living space, the lounge is to the front of the home and the dining room is to the rear, you can also access the conservatory/lean to from here. The kitchen has been **EXTENDED** and this is to the side of the property accessed from the entrance hall.

To the first floor there are **TWO BEDROOMS** and bathroom.

Externally as mentioned this is on a **CORNER PLOT** so has a garden going to the rear and side of the home, there is a parking space to the side aswell.

This really will make a great home for someone but if your also looking for a property that you can design and build yourself then this will certainly give you the chance to create just that!

Call Anthony Martin now to book your viewing!



- Chain free
- Large corner plot
- Close to Danson Park
- Walking distance to amenities
- Extended kitchen
- Two bedroom semi detached home
- lots of extension potential STPP
- Call Anthony Martin to view
- Floor Area: tbc
- EPC Rating: tbc

