



GROUND FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 930 SQ.FT. (86.4 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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	



SEATON ROAD

WELLING

Guide Price £425,000



rightmove.co.uk
The UK's number one property website

Zoopa.co.uk

PrimeLocation.com

OnTheMarket.com

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

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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



** PRICE RANGE £425,000 - £440,000 **

New to the market is this VERY ATTRACTIVE THREE BEDROOM EXTENDED SEMI DETACHED HOME which is located on a very quiet road in Welling.

The property has undergone a huge transformation by the current owners, leaving no stone unturned and meaning the next lucky owner will have a maintenance free property for some years, the extent of the work is too much to list but does include a new roof, acid wash to the brickwork, new kitchen, bathroom and redecoration throughout!

The accommodation is bright and airy throughout, plus offers a good amount of space, this consists of a lounge to the front of the home, being Steven's style property this has the signature bay giving this room a little extra space, to the middle of the home is a good size dining room, this then leads into the extended modern kitchen, you can access the garden here via the french doors.

To the first floor there are THREE GENEROUS sized bedrooms and MODERN ENLARGED BATHROOM.

As mentioned the property has undergone an acid wash to the brickwork which really shows of the character to the home and certainly makes this one stand out from the crowd, there is off road parking to the front for 1/2 cars which is provided by a printed driveway, to the rear there is a good size sunny garden and an outbuilding/workshop making the perfect MANCAVE!

The search for your perfect home should stop here, so CALL ANTHONY MARTIN today to view!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

SEATON ROAD

WELLING

- Stunning Steven's style home
- Double rear extension
- Undergone full refurbishment
- Quiet location
- Three good size bedrooms
- Modern kitchen & bathroom
- Very attractive
- Call Anthony Martin to view
- Floor Area: 930 sq ft
- EPC Rating: tbc

