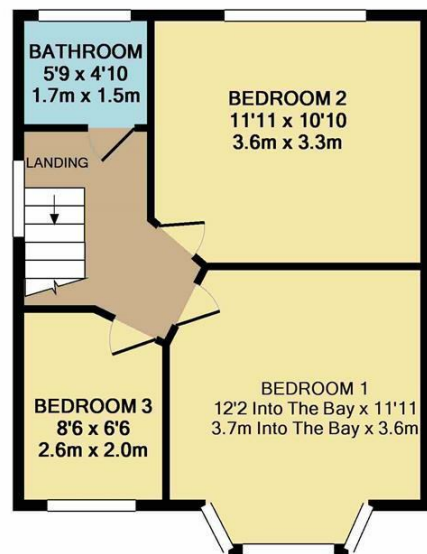


GROUND FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 799 SQ.FT. (74.3 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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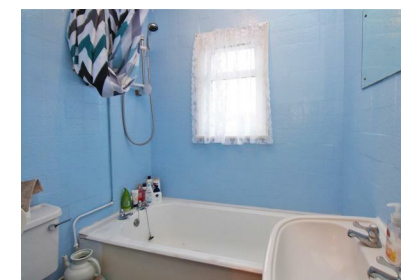
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
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		



ELSA ROAD

WELLING

Guide Price £350,000



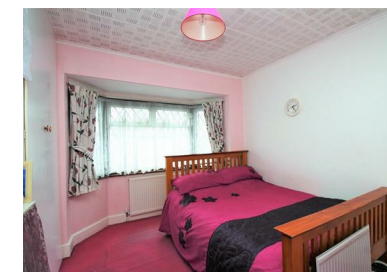
2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

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



** PRICE RANGE £350,000 - £375,000 **

This Three Bedroom Semi Detached House is situated in a popular area on a quiet, residential road. The property is located within walking distance to many amenities including local shops, Danson Park, highly regarded primary schools and secondary schools and commuters will benefit with transport links including a short walk to bus stops, and Bexleyheath/Welling Train Stations.

The accommodation on offer comprises entrance porch, entrance hall, bay fronted lounge, dining room to the rear which is open plan to the kitchen, to the first floor there are three bedrooms and a bathroom.

Externally there is off road parking to the front, a large detached garage which can be accessed via the shared driveway and a good size rear garden.

We recommend viewing this property as soon as possible! Call Anthony Martin Today!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

ELSA ROAD

WELLING

- Stevens semi detached
- Close to local schools
- Close to local transport
- Three bedrooms
- First floor bathroom
- Two reception rooms
- Kitchen
- Must be viewed
- Floorspace: 799 Sq Ft
- Epc Rating: C 71

