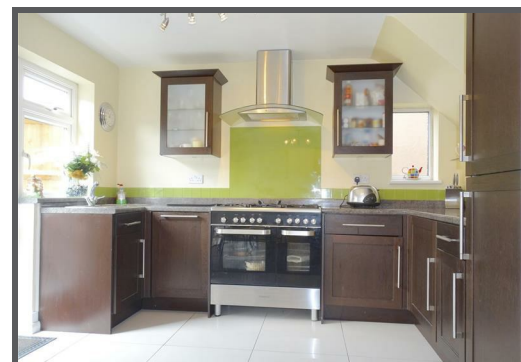
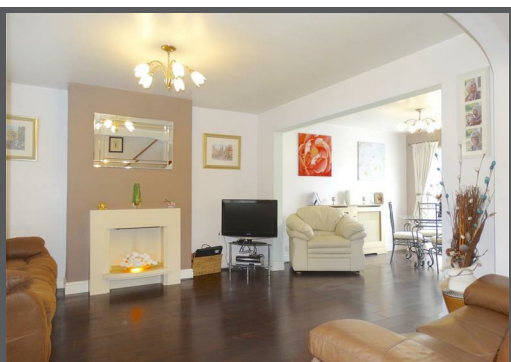




338 Upper Wickham Lane, Welling, Kent, DA16 3ER

Guide price £315,000

GUIDE PRICE £315,000 - £330,000. A STUNNING THREE BEDROOM SEMI DETACHED HOUSE positioned within 1 MILE of WELLING STATION. Over the years the property has had many modifications internally, which include walls being removed to provide the OPEN PLAN LIVING arrangement you are greeted by upon entering the property, a MODERN KITCHEN which is located from the lounge/diner and leads to the impressive garden space. Upstairs are three well sized bedrooms and MODERN FAMILY BATHROOM. Additional benefits include DOUBLE GLAZED WINDOWS, GAS FIRED CENTRAL HEATING & an 18FT DETACHED GARAGE accessible via security gates and a shared driveway. Viewings come Highly Recommended to full appreciate all this home has to offer.



Entrance Porch

6'2 x 3'3 (1.88m x 0.99m)

Porcelain tile flooring. Two double glazed panelled windows to front. UPVC door to front & entrance hall. Plain ceiling.

Lounge/Diner

18' x 24' at widest points (5.49m x 7.32m at widest points)

Real wood flooring. Double glazed window to front. Frosted double glazed panelled window to side. Double glazed sliding doors to garden. UPVC front door to porch. Electric feature fireplace. under stair storage cupboard. Plain ceiling. Archway to kitchen.

Kitchen

11'6 x 7'6 (3.51m x 2.29m)

Porcelain tiled flooring. Double glazed window to rear. Frosted double glazed window to side. UPVC double glazed door to garden. Matching range of wall and base units with work tops over and matching splash back. Integrated fridge/freezer. Integrated washing machine. Integrated slim line dishwasher. 'Kenwood' range oven with extractor over and glass splash back. Plain ceiling.

Landing

Carpet. Cupboard housing 'Worcester' boiler. Access to loft. Frosted double glazed window to side. Doors to:

Master Bedroom

12'6 x 9'8 (3.81m x 2.95m)

Carpet. Double glazed window to front. Radiator. Plain ceiling.

Bedroom Two

10'9 x 9'8 (3.28m x 2.95m)

Carpet. Double glazed window to rear. Radiator. Plain ceiling.

Bedroom Three

9'6 x 7'9 (2.90m x 2.36m)

Carpet. Double glazed window to front. Radiator. Storage cupboard. Plain ceiling.

Bathroom

7'8 x 5'4 (2.34m x 1.63m)

Tiled flooring. Frosted double glazed windows to side and rear. Heated towel rail. Low level WC. Pedestal wash hand basin with mixer tap. 'b' shaped bath with mixer tap and shower over. Plain coved ceiling. Fully tiled walls.

Garden

53ft x 22ft at widest points (16.15mft x 6.71mft at widest points)

Patio area. Lawn area. Decked area to rear. Timber shed with power & lighting to rear. Various plants and shrubs. Side access. Electric Awning. Shared driveway to side leading to detached garage accessible via security gates.

Garage

18' x 9'6 (5.49m x 2.90m)

Up & over door. Power & lighting. Accessed via shared driveway with security gates to side.



Additional Information

Council Tax

Bexley Borough Council - Band D = £1,445.53p

Commuting

Welling Station is located within approximately 1 Mile.

A2 for Blackwall Tunnel & M25 is located within approximately 2.3 Miles.

Schools

Primary

Hillsgrove Primary School - 0.5 Miles.

East Wickham Junior School - 0.8 Miles.

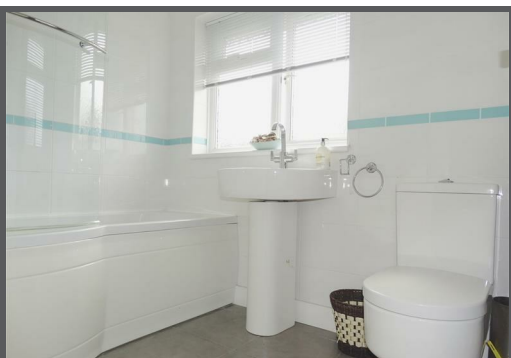
Secondary

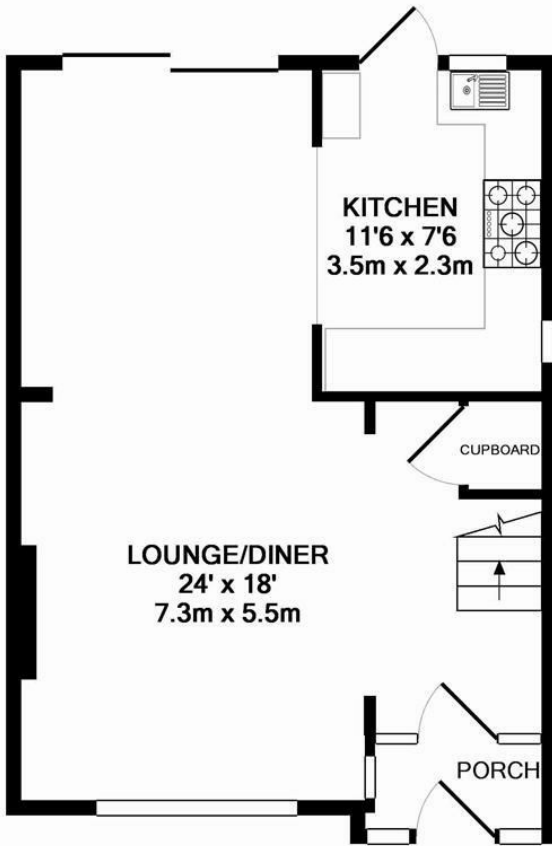
Welling School - 0.6 Miles.

Bexley Grammar School - 1.4 Miles Accessible via 96 bus Route from Upper Wickham Lane to Welling High Street & a short walk through Danson Crescent.

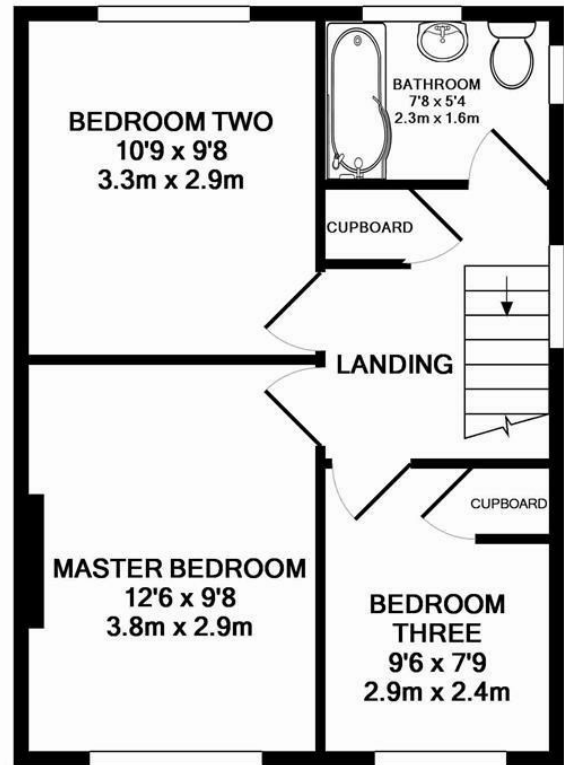
Disclaimer

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The-Property-Cloud.co.uk have not tried or tested any appliances or services. These particulars do not form part of any contract and are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.





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

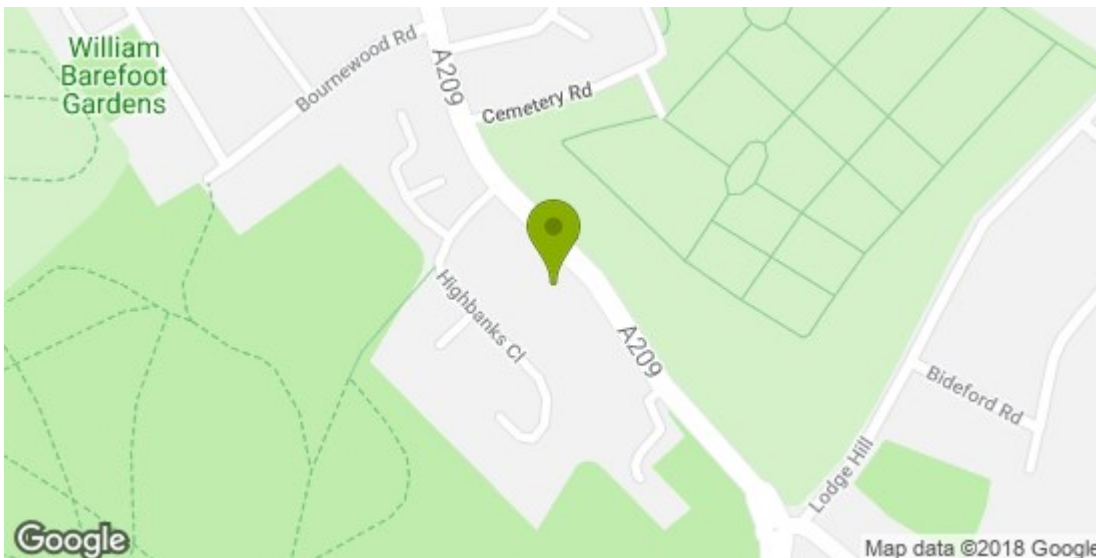


1ST FLOOR
 APPROX. FLOOR
 AREA 411 SQ.FT.
 (38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.8 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	