



Hazeldene Road, Welling

Guide Price £410,000 - £420,000

Harpers & Co

This property has been put and maintained to a very high standard and is a credit to its current owners. The ground floor comprises an entirely open plan lounge, reception and dining room which is both long and wide with attractive views of the front and rear garden. The kitchen is also well designed with built in appliances and ample work surfaces. There is also a ground floor WC and utility room just off the hallway.

On the first floor there are two large double bedrooms with a slightly smaller 3rd room and a well sized shower-room with low level WC and basin. Externally there is a well maintained front garden and a long and large rear garden with paved patio area and then mainly laid to lawn with a selection of mature trees and shrubs. There is also a detached double garage to the garden with a separate BBQ area in front. Shared drive accommodates 2-3 cars.





Hazeldene Road, Welling, DA16 1NR

LARGE EXTENDED 3 BED HOUSE | IMMACULATE CONDITION | 2 LARGE DOUBLE BEDROOMS | EXTENDED AND OPEN PLAN LOUNGE RECEPTION & DINING ROOM | FULL GAS CENTRAL HEATING | DOUBLE GLAZED THROUGHOUT | LARGE GARDEN | DETACHED DOUBLE GARAGE | OFFSTREET PARKING | EARLY VIEWINGS ADVISED

Hallway 8' 2" x 6' 11" (2.5m x 2.1m)

Laminate flooring throughout, skirting, coving, radiator with ornate wood cover, pendant light to ceiling.

Ground Floor W/C 4' 7" x 5' 3" (1.4m x 1.6m)

Double glazed frosted window. Fitted shutter blinds. Tiled flooring. Part tiled walls. Low level WC and corner basin with chrome taps. Space for washing machine/tumble dryer.

Lounge 10' 6" x 12' 2" (3.2m x 3.7m)

Double glazed bay window to front. Fitted shutter blinds. Skirting and coved ceiling. Ceiling Rose with pendant light. Laminate flooring. Radiator with TRV valve. Multiple power points. Open plan and leads into reception room and dining room.

Reception Room 11' 2" x 11' 6" (3.4m x 3.5m)

Coved ceiling, ceiling rose, pendant light, multiple power points. laminate flooring.

Dining Room 10' 6" x 9' 6" (3.2m x 2.9m)

Laminate flooring, coved ceiling. Pendant light. Laminate flooring. Radiator with TRV valve. Multiple power points. UPVC French doors leading to patio and garden.

Kitchen 9' 10" x 7' 3" (3.0m x 2.2m)

Tiled flooring. Wall and floor mounted units white gloss and ample work surfaces. Spotlights to ceiling. Built in electric oven, gas hob and extractor. Plumbed for washing machine and dishwasher. Stainless steel sink unit with chrome mixer taps. Multiple power points throughout. UPVC windows with attractive views of rear garden. Fitted shutter blinds.

Bedroom 1 12' 6" x 11' 6" (3.8m x 3.5m)

Double glazed bay window to front. Fitted shutter blinds. Spotlights with dimmer. Coved ceiling. Laminate flooring. Radiator. Multiple power points. Built in wardrobes.

Bedroom 2 11' 6" x 9' 2" (3.5m x 2.8m)

Double glazed window to rear. Fitted shutter blinds. Cove ceiling. Build in wardrobes. Laminate flooring. Radiator. Multiple power points.

Bedroom 3 7' 7" x 9' 2" (2.3m x 2.8m)

Double glazed window to front. Fitted shutter blinds. Coved ceiling. Laminate flooring. Radiator. Multiple power points.

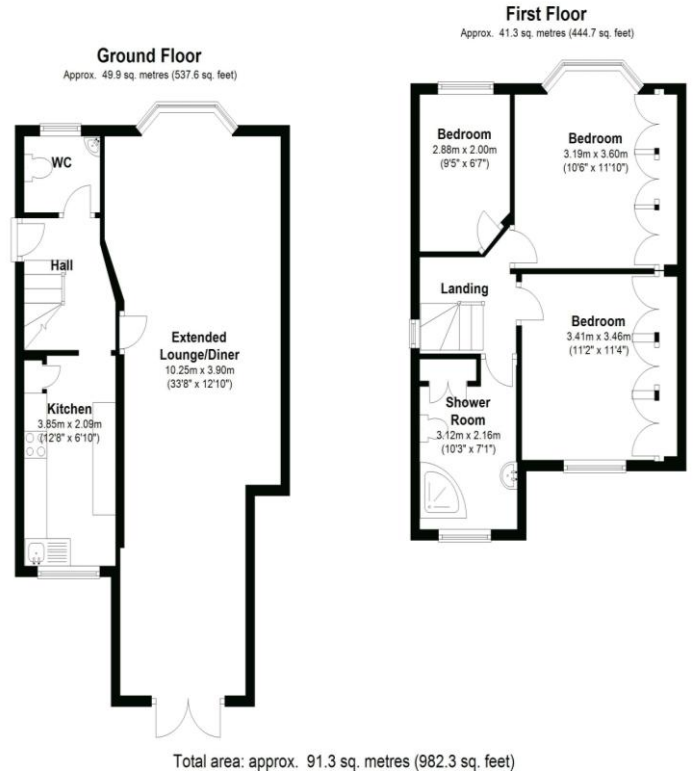
Bathroom 10' 2" x 6' 11" (3.1m x 2.1m)

Double glazed frosted window to rear. Fitted shutter blinds. Tiled flooring. Part tiled walls. Low level WC. Pedestal wash hand basin. Shower cubicle. Heated towel rail.

Garden 45' 11" x 15' 9" (14.0m x 4.8m)

Large paved patio area leading to garden mainly laid to lawn with mature shrubs and trees. To the side there is also a concrete and brick double garage with an

up and over door which provides space for a car and additional storage space. BBQ area to front.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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