



Welling Way, Welling



Harpers & Co



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Welling

- **LARGE EXTENDED 4 BED SEMI CORNER PLOT**
- **EXCELLENT LOCATION**
- **HIGH SPEC AND EXCELLENT DECOR**
- **LARGE OPEN PLAN RECEPTION AND DINING ROOM**
- **HUGE KITCHEN**
- **4 DOUBLE BEDROOMS**
- **VERY LARGE BATHROOM**
- **FAVORED LOCATION**
- **OPPOSIT WOODLANDS**
- **DETACHED DOUBLE GARAGE**

Property Summary

4 Bed extended semi detached house in excellent order and high spec throughout with corner plot and detached double garage with excellent side road access in favoured location.

Harpers & Co are truly delighted to offer this exceptional and large family home to the market. The impressive property comprises a large paved drive which leads into a front reception room and then a large rear reception room and conservatory diner to the rear with excellent garden views. The kitchen is excellent and stretches from the front to the back of the house and is filled with high end appliances and a good spec.

The 1st floor comprises 4 double bedrooms all with good front and or rear aspect and a very large Bathroom with built shower enclosure. The loft has been converted to provide a large study or hobby room with excellent storage in the eaves on both sides front and rear.

The property boasts a wonderful landscaped and mature garden that is excellent for entertaining and at the end has a secure and double detached garage which make an ideal mancave or garage etc.

We love this large and very well decorated family house and feel it is excellent value and opposite Woodlands and excellent for transport links to the A2 and M25. We love this house and think you will to.

Call for a viewing today through Sole Agents Harpers & Co.



Accommodation

Entrance hall 13' 1" x 6' 7" (4m x 2m)

Coved ceiling, skirting, wood flooring throughout, spotlights, multiple power points, understair storage, radiator with ornate cover.

Reception room 18' 1" x 11' 6" (5.50m x 3.50m)

Carpet, double glazed bay window to front, coved ceiling, skirting, radiator, feature fireplace (untested) pendant light to ceiling, wall lights, multiple power points.

Kitchen 26' 6" x 8' 4" (8.07m x 2.53m)

Porcelain tiled flooring, double glazed door to rear garden, double glazed window to front, spotlights to ceiling, skirting, radiator, range of fitted wall and base units with work surface over, integrated double oven, gas hob and extractor, built in American fridge freezer, integrated dishwasher, integrated washing machine, sink unit, multiple power points.

Reception open to conservatory 20' 5" x 16' 1" (6.22m x 4.90m)

Wood flooring, spotlights to ceiling, skirting, double glazed bio-fold doors to open plan conservatory, radiator with ornate cover, multiple power points, electric fireplace (untested). Excellent garden views.

Ground floor WC 5' 3" x 3' 3" (1.6m x 1m)

Low level WC, wash hand basin, spotlights.

Landing 13' 1" x 8' 10" (4m x 2.7m)

Fully carpeted throughout, spotlights to ceiling, multiple plug points.

Bedroom 1 16' 1" x 11' 0" (4.91m x 3.35m)

Double glazed bay window to front, coved ceiling, skirting, spotlights to ceiling, radiator with ornate cover, multiple power points. Front garden views.

Bedroom 2 13' 2" x 11' 0" (4.02m x 3.35m)



Double glazed window to rear, coved ceiling, skirting, spotlights to ceiling, carpet, radiator, fitted wardrobes, multiple power points.

Bedroom 3 13' 2" x 8' 4" (4.02m x 2.53m)

Double glazed window to front, carpet, coved ceiling, skirting, spotlights, radiator, multiple power points.

Bedroom 4 9' 2" x 5' 11" (2.80m x 1.81m)

Double glazed window to front, coved ceiling, skirting, coved ceiling, carpet, radiator, multiple power points.

Bathroom 16' 5" x 9' 10" (5m x 3m)

Two frosted double glazed windows to rear, tiled flooring, spotlights to ceiling, skirting, low level wc, bidet, vanity wash hand basin, roll top bath with hand held shower attachment with chrome fixture and fittings, walk in shower cubicle, heated towel rail, part tiled walls, extractor,

Loft Landing

Fully carpeted throughout, spotlights to ceiling, multiple plug points.

Loft Room/ Study 19' 4" x 13' 11" (5.90m x 4.25m)

Two velux windows, spotlights to ceiling, wood flooring, fitted wardrobes, multiple power points, radiator. Fully carpeted throughout.

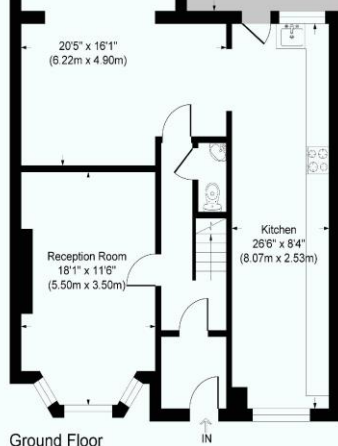
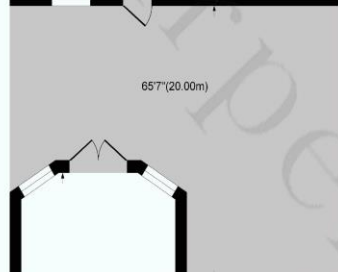
Rear garden 65' 7" x 26' 3" (20m x 8m)

Decked astro area, mainly laid to lawn with tree and shrub borders, pond, outside tap and light.

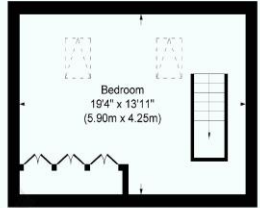
Garage 26' 9" x 16' 1" (8.15m x 4.90m)

Detached door accessed from garden, full power and light, ample storage and up and over door to side road.

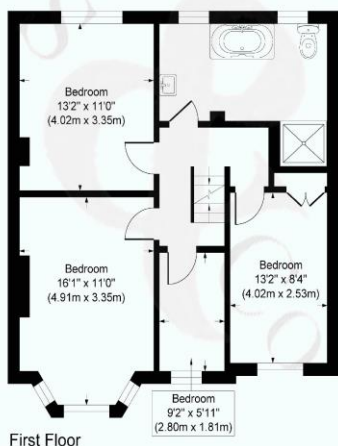




Ground Floor



Second Floor



First Floor



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See how to improve this property's energy performance.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	80 C
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

- For properties in England and Wales:
- the average energy rating is D
 - the average energy score is 60

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property.