

«EpcGraph»

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Wendover Way, Welling, DA16 2BN

SEMI DETACHED | KITCHEN/BREAKFAST ROOM | LIVING ROOM | BAR AREA
DINING ROOM | BAR AREA | SHOWER ROOM | FAMILY BATHROOM

Asking Price: £410,000

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DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.
All measurements are approximate

HUNTERS

HUNTERS
HERE TO GET *you* THERE

Wendover Way, Welling, DA16 2BN

Hunters are pleased to offer this three bedroom semi detached house. The property comprises of living room, kitchen/breakfast room, dining room, bar area, shower room, three bedroom, loft room/ 4th bedroom, family bathroom. Benefits include double glazing, gas central heating, lovely garden, off road parking. Viewing comes highly recommended.

ENTRANCE HALL

Hard wood door to front, double radiator, cupboard under stairs housing electric meter, Stairs to first floor, space under stairs for computer.

SHOWER ROOM

Frosted double glazed window to side, low level W.C, heated towel rail, walk in shower cubicle, wash basin.

LIVING ROOM

6.78m (22' 3") x 3.68m (12' 1")
Angled bay double glazed window to front, coved ceiling, double radiator, wood flooring, open plan to kitchen/breakfast room.

KITCHEN / BREAKFAST ROOM

4.37m (14' 4") x 3.23m (10' 7")
Double glazed window to rear, breakfast bar, double glazed patio door to side, double oven, gas hob with extractor hood above, range of matching wall and base units with quartz work surface, stainless steel sink unit with mixer taps and quartz drainer, cupboard housing gas central heating boiler, space for washing machine and tumble dryer, integrated dishwasher, integrated washing machine.

BAR AREA

2.92m (9' 7") x 1.27m (4' 2")
Double glazed door to side, bar, space for fridge. door to dining room, door to garden.

DINING ROOM

4.47m (14' 8") x 2.49m (8' 2")
Double glazed window to side, double radiator, Velux window, quarry tiles.

LANDING

Fitted cupboard, single radiator, stairs to loft room. carpet, access to loft

BEDROOM ONE

3.20m (10' 6") x 3.05m (10' 0")

Double glazed window to rear, carpet, single radiator, fitted wardrobes with cupboards to two walls.

BEDROOM TWO

2.82m (9' 3") x 2.82m (9' 3")
Angled bay double glazed window to front, carpet, single radiator, fitted cupboards.

BEDROOM THREE

2.51m (8' 3") x 1.98m (6' 6")
Double glazed window to front, single radiator, carpet.

LOFT ROOM/ BEDROOM FOUR

3.05m (10' 0") x 2.74m (9' 0")
Carpet, skylight window to rear.

FAMILY BATHROOM

Frosted double glazed window to rear, low level W.C, panelled bath with mixer taps, heated towel rail, tiled walls,

GARDEN

24.99m (82' 0")
Wooden decking, outside tap and light, mainly laid to lawn, two sheds, covered seating area, Gardeners delight.

DRIVEWAY

Parking for three cars

OPENING HOURS

Monday - Friday: 09:00 - 18:00
Saturday: 09:00 - 17:30
Sunday: 10:00 - 16:00

