

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Call Today to View!!!**  
**Exmouth Road, Welling**

**Offers in Excess of £450,000**  
**FREEHOLD**

Welcomed to the market is this well-presented, and spacious 4 Bedroom Family-Home. Situated within the ever-popular vicinity of Welling and boasting large living accommodation throughout, ample off street parking, and a private rear garden, this property further benefits from it's close proximity to Welling Train Station (1.1 Miles) as well as Welling High Street (1.2 Miles). Call us today to book your appointment to view. EPC Rating 64 D

**FEATURES INCLUDE:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> <b>4 Bedroom Family-Home</b>                  | <input checked="" type="checkbox"/> <b>Large Living Accommodation</b> |
| <input checked="" type="checkbox"/> <b>1.1 Miles to Welling Train Station</b>     | <input checked="" type="checkbox"/> <b>Open-Plan Lounge / Diner</b>   |
| <input checked="" type="checkbox"/> <b>1.4 Miles to Bexleyheath Train Station</b> | <input checked="" type="checkbox"/> <b>EPC Rating TBC</b>             |

REF: 10804

**01322 272 144**  
**www.Wisdom-Estates.co.uk**

## **The accommodation comprises:**

**ENTRANCE HALL** Stepping into this spacious and welcoming Entrance Hall via the double-glazed feature front door, you are certain to ascertain the space and potential which is on offer throughout this sizeable family-home. Further comprising of a wall-mounted radiator, and easy to clean fully-tiled flooring.

**KITCHEN** 20' 0" x 9' 1" (6.1m x 2.77m) The Kitchen has been intelligently designed to ensure maximum use of space. A double-glazed window, and patio door to rear provide bountiful natural light throughout, whilst a contemporary range of matching wall and base units with worktops over provide all the storage space you need. Boasting an integrated electric oven and grill, a 4 ring gas worktop hob, a feature butler sink, as well as plumbing for both a dish washer and washing machine.

**POTENTIAL RECEPTION ROOM** 11' 7" x 10' 0" (3.53m x 3.05m) This Rear Extension was erected many years ago but never quite finished. It provides a visual of the potential on offer, but in our opinion a new start would be in order.

**LOUNGE / DINER** 24' 7" x 13' 6" (7.49m x 4.11m) The generously proportioned Lounge / Diner measures an impressive 24'7 x 13'6 and provides an open-plan space for the whole family to enjoy. The Lounge area benefits from a delightful double-glazed bay window to front, a gas feature fireplace, and a wall-mounted radiator, whilst the Dining area provides ample seating space, a wall-mounted radiator, and stairs to the first floor landing.

**POTENTIAL DOWNSTAIRS W/C** This handy space would be perfectly utilised as a Downstairs W/C. Boasting a double-glazed window to side, alongside plumbing and waste for a toilet.

**FIRST FLOOR LANDING** The First Floor Landing comprises a wall-mounted radiator, fitted carpet, and loft-hatch access.

**MASTER BEDROOM** 13' 6" x 12' 3" (4.11m x 3.73m) The Master Bedroom is of generous proportions and benefits from a large double-glazed bay window to front, a wall-mounted radiator, as well as original flooring.

**BEDROOM TWO** 13' 0" x 10' 0" (3.96m x 3.05m) Bedroom Two continues on the theme of space and comfort and comprises a double-glazed window to rear, a wall-mounted radiator, built-in wardrobes, and durable wood flooring.

**BEDROOM THREE** The Third Bedroom offers delightful views over the garden via the double-glazed window to rear, and is further accompanied by a wall-mounted radiator, and durable wood flooring.

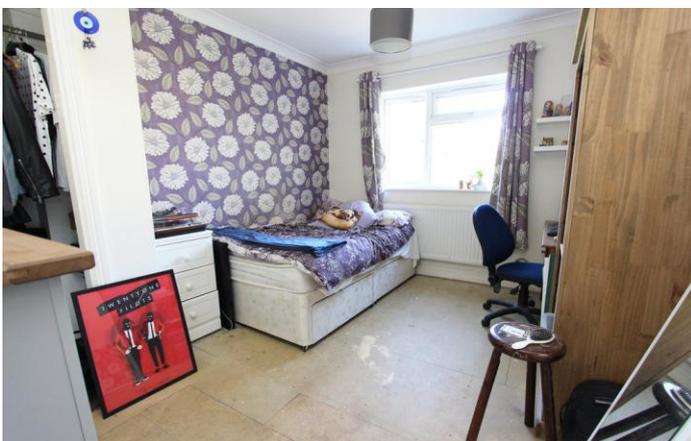
**BEDROOM FOUR** 10' 3" x 6' 7" (3.12m x 2.01m) Bedroom Four provides a double-glazed window to front, a wall-mounted radiator, alongside a fitted carpet.

**FAMILY BATHROOM** 7' 0" x 6' 9" (2.13m x 2.06m) Exuding a sense of style and comfort as well as boasting a double-glazed window to side, is this well-presented Family-Bathroom. Comprising of a low level W/C, a hand-wash basin, and a bath (with wall-mounted shower). The fully-tiled walls and flooring provide the ideal finishing touches and allow for effortless upkeep throughout.

**GARDEN** The Garden compliments this property and provides an abundance of outside space in which to enjoy.

**DRIVEWAY** The Driveway to front offers ample off street parking, whilst the well-kept front garden provides an abundance of kerb appeal.

## **Viewing**



**Important Note**

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer. Please note that all measurements are approximate.