



A fantastic opportunity to purchase a two double bedroom semi-detached home in Welling. Coming to the market for the very first time since built, this much loved property is an ideal first-time purchase with the opportunity to improve and modernise being conveniently positioned for Bostal Woods, Abbey Wood station with easy access to the Elizabeth line in to London.

Guide Price £350,000

Hazell Holland



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SALES & LETTINGS

Langley Road  
Welling  
Kent  
DA16 1BH

### Porch

7'3 x 3'7 (2.21m x 1.09m)  
Double glazed door with double glazed window to front.  
Quarry tiled floor.

### Entrance Hall

Double glazed opaque leaded light entrance door. Double glazed window to side. Carpet. Double radiator. Understairs storage cupboard.

### Through Lounge

20'5 x 10'9 x 9'3 (6.22m x 3.28m x 2.82m )  
Double glazed window to front. Double glazed opaque door leading to garden. Carpet. Coved ceiling. Double radiator. Fire place with gas fire.

### Kitchen

12' x 11'8 (3.66m x 3.56m )  
Double glazed window to rear. Double glazed door leading to garden. Vinyl floor. Single drainer sink unit with mixer tap. Range of wall and base units. Plumbing for washing machine.

### Landing

Double glazed window to side. Carpet. Access to loft.

### Bedroom One

14'2 x 9'4 (4.32m x 2.84m )  
Two double glazed windows to front. Carpet. Coved ceiling. Double radiator. Fitted wardrobe and cupboards. Built-in storage cupboard.

### Bedroom Two

10'8 x 10'7 x 10'2 (3.25m x 3.23m x 3.10m )  
Double glazed window to rear. Carpet. Double radiator. Boiler cupboard.

### Bathroom

6'8 x 6'3 (2.03m x 1.91m)  
Double glazed opaque window to rear. Carpet. Chrome heated towel rail. Tiled walls. Vanity hand wash basin. Low level w.c. Panelled bath with shower mixer tap.

### Garden

Paved patio area. Laid lawn Flower beds. Brick built shed with power. Brick built shed. Side access.





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Hazell Holland welcome on Langley Road in Welling for the first time since built, this two double bedroom post-war home presenting an excellent opportunity for first-time buyers seeking a comfortable and inviting home. Spanning an area of 689 square feet.

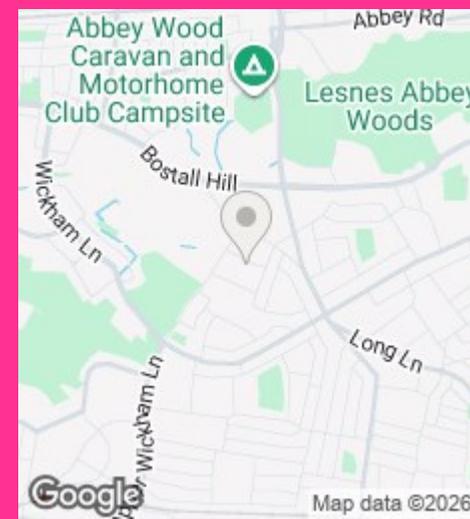
The well-proportioned reception room offers a warm and welcoming space for relaxation and entertaining, while the bathroom is conveniently located to serve the needs of the household. The property benefits from a no chain sale, ensuring a smooth and efficient purchasing process.

For those who appreciate the outdoors, the nearby Bostal Woods provides a lovely setting for leisurely walks and enjoying nature. Additionally, the Abbey Wood Elizabeth line is within easy reach, offering excellent transport links for commuting to central London and beyond.

This spacious house is an ideal choice for those looking to establish their first home in a friendly and accessible neighbourhood. With its appealing features and prime location, it is sure to attract interest from prospective buyers. Don't miss the chance to make this lovely property your own.

GROUND FLOOR

1ST FLOOR



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TOTAL FLOOR AREA : 689sq.ft. (64.0 sq.m.) approx.

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