



Totnes Road, Welling, DA16 1BT

 3  1  2

Price: Guide Price £525,000

## Summary

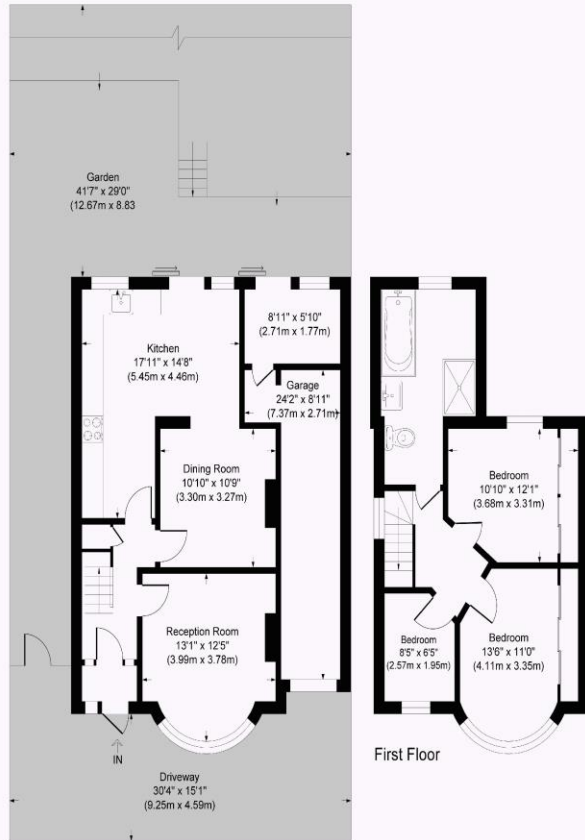
Guide Price £525,000 - £550,000 This immaculately presented detached family home is perfect for those looking to move in, unpack their boxes and settle in straight away. Having already been extended across the back, providing invaluable space making for a real family hub in the kitchen and the benefit of two reception rooms - not to mention the utility space on the back of the garage - there really is something for everyone be it an office space or for those that entertain frequently. Upstairs benefits much the same having two double bedrooms and a single, with the current vendors opting to extend the bathroom, host to a walk-in shower and separate bath. This is certainly one to be viewed and it won't take long to picture settling your family in here.

## Features

- Detached Freehold House
- Immaculate Presentation
- Double Storey Extended
- Off Road Parking
- Garage & Utility Space
- Well Presented Rear Garden
- Further Potential to Extend







Ground Floor

First Floor



## Totnes Road

Approximate Gross Internal Area  
 Ground Floor = 72.7 sq m / 783 sq ft  
 First Floor = 46.4 sq m / 500 sq ft  
 Total = 119.2 sq m / 1283 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



21/10/2022, 11:47 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

3 Totnes Road DA16 1BT	Energy rating <b>E</b>	Valid until 7 September 2032
Certificate number: 8212-1721-8020-0598-2202		

**Property type**  
Detached house

**Total floor area**  
96 square metres

**Rules on letting this property**  
Properties can be let if they have an energy rating from A to E.  
You can read guidance for landlords on the regulations and exemptions / <https://www.gov.uk/guidance/landlords-owning-a-property>

**Energy efficiency rating for this property**  
This property's current energy rating is E. It has the potential to be C.  
[See how to improve this property's energy performance.](#)

<https://find-energy-certificates.service.gov.uk/energy-certificates/8212-1721-8020-0598-2202>

All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furniture. Please note that appliances & services have not been tested. These particulars are issued on the express understanding that all negotiations are conducted through Anthony James Residential. They do not form part of a contract and are for general guidance only. We would strongly recommend that the information which we provide about the property is verified by yourselves on inspection and also by your solicitor before legal commitment to purchase. Photos and images are subject to copyright law.

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