



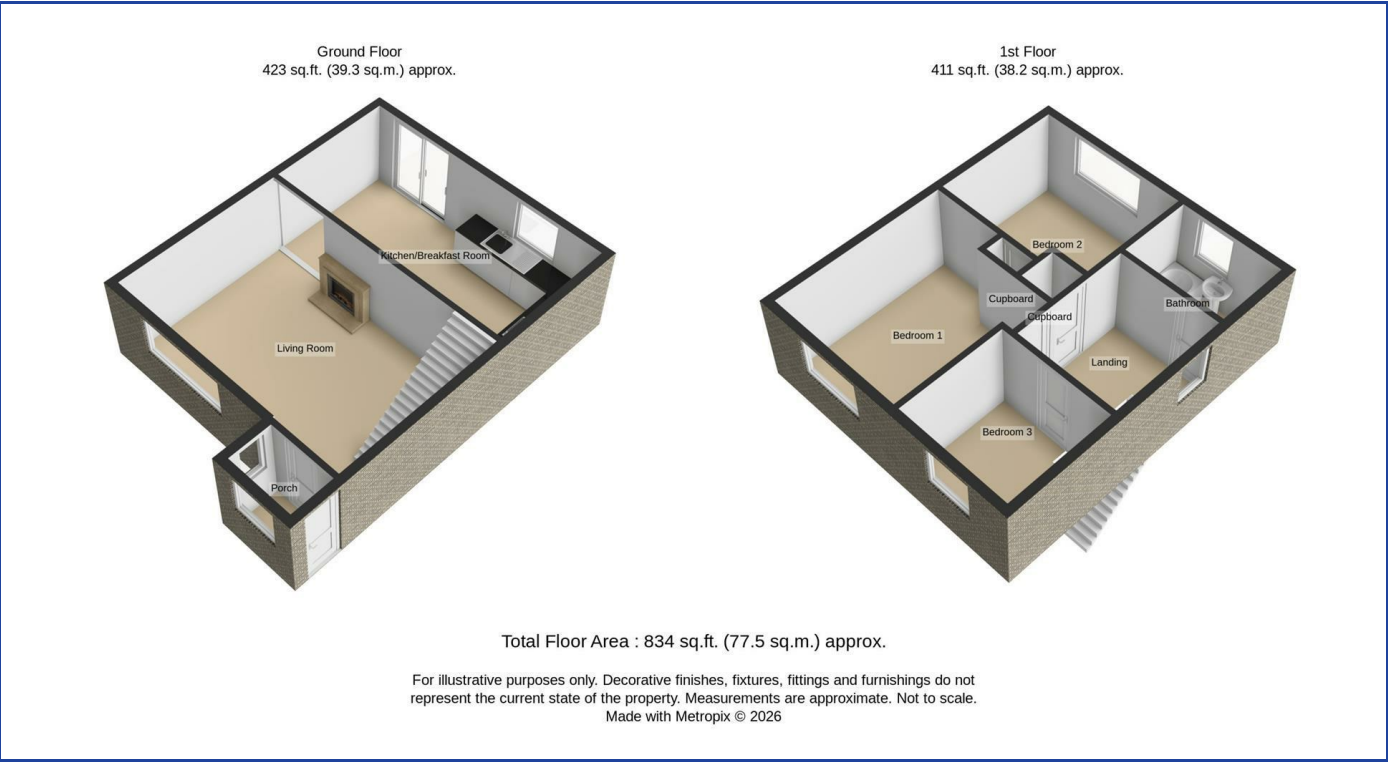
Elmstead Crescent, Welling
Offers In The Region Of £400,000 Freehold



CHAIN FREE SALE: Parris Residential is pleased to offer this post-war three-bedroom semi-detached family home, situated in a popular residential road close to Bostall Woods and within easy reach of Abbey Wood Station, providing fast and convenient access to London via the Elizabeth Line. The property offers an excellent opportunity for a buyer looking to add their own style and improvements, with potential to extend to the side, subject to the usual planning consents. Further benefits include off-street parking, and with its popular location and scope for improvement, we believe this property will appeal to a wide range of buyers. Your inspection is highly recommended.

EPC Band: To be confirmed | Council Tax Band: D | Freehold





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.



porch

living room 18'9 x 12'7 (5.72m x 3.84m)

kitchen breakfast room 18'8 x 9'4 (5.69m x 2.84m)

landing

bedroom one 12'7 x 10'0 (3.84m x 3.05m)

bedroom two 11'0 x 9'4 (3.35m x 2.84m)

bedroom three 8'0 x 7'9 (2.44m x 2.36m)

bathroom 7'5 x 5'5 (2.26m x 1.65m)

rear garden 57' approx (17.37m approx)

off street parking to front

