



**Downe Close, Welling**  
**£450,000 Freehold**



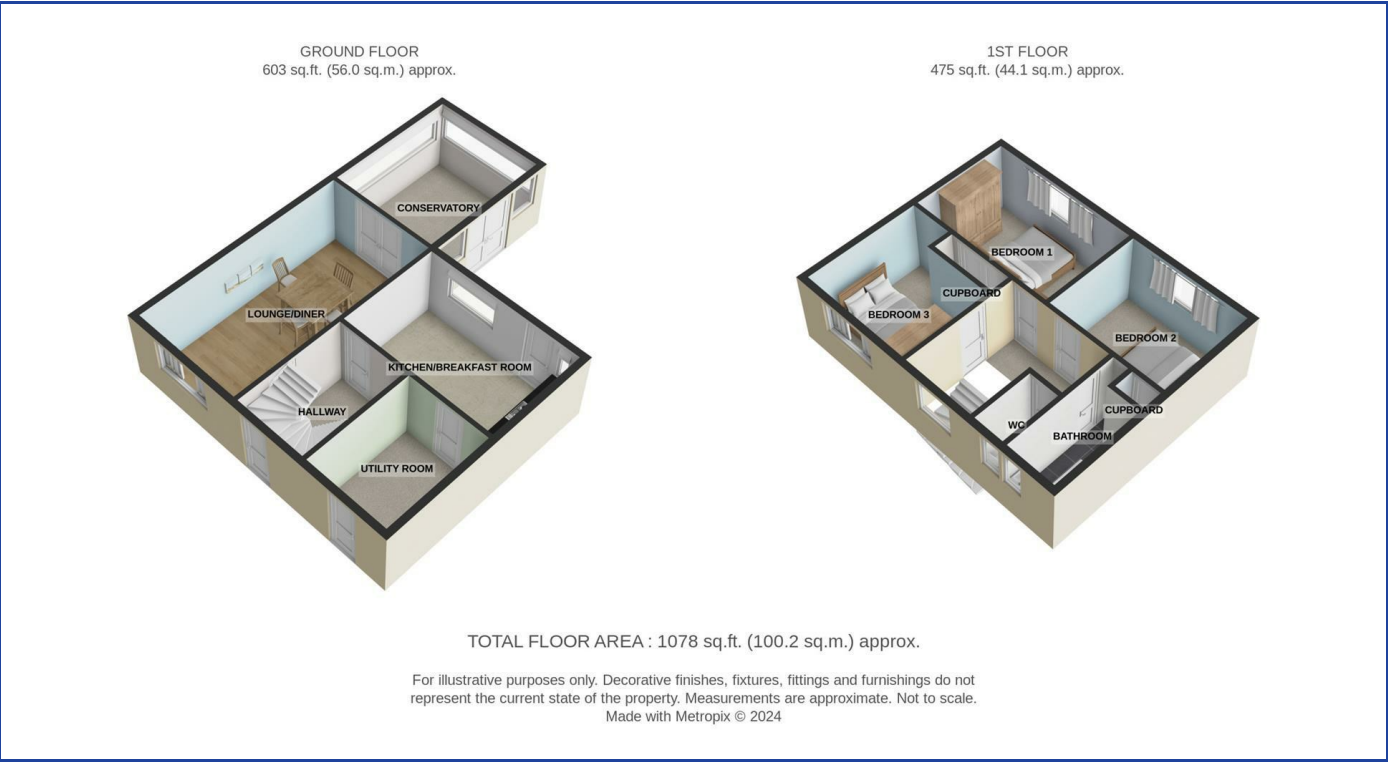


POTENTIAL TO EXTEND STPP & THREE DOUBLE BEDROOMS. Parris Residential are delighted to offer this lovely three bedroom end terrace house situated at the end of a cul-de-sac and with potential to extend to the side subject to the usual planning consents. The property is very well presented internally and benefits from having a large conservatory overlooking a beautifully presented garden to the rear. Further features include three double bedrooms, two front doors into the house, double glazed windows & a gas central heating system. The rear garden is quite magical and measures 70' approx x a wide 44' approx. Local shops can be found just round the corner, Hillsgrove Primary is a short walk away and Abbey Wood Crossrail is also closeby with easy and fast access into Central London & Heathrow Airport. Your inspection is highly recommended.

Council Tax Band Bexley : D | EPC Band D | Freehold







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>66</b>		(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		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.





hallway 10' x 6'6 (3.05m x 1.98m)

Lounge & dining room 19'4 x 10'4 (5.89m x 3.15m)

conservatory 12'4 x 10'8 (3.76m x 3.25m)

kitchen breakfast room 14'2 x 9'1 (4.32m x 2.77m)

utility room 10'0 x 7'2 (3.05m x 2.18m)

landing 10'2 x 9'5 (3.10m x 2.87m)

bedroom one 14'0 x 9'0 (4.27m x 2.74m)

bedroom two 11'3 x 8'9 (3.43m x 2.67m)

bedroom three 10'5 x 8'2 (3.18m x 2.49m)

bathroom 10'2 x 4'4 (3.10m x 1.32m)

separate W.C. 5'2 x 2'5 (1.57m x 0.74m)

rear garden 70' approx x 44'0 approx (21.34m approx x 13.41m approx)

