



**Price**

**£400,000**

**Freehold**

3x  1x  2x 

**Warland Road, London,  
SE18**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- **Property is being sold CHAIN FREE**
- **Detached garage to the side**
- **Opportunity to extend subject to planning permission**
- **This property is great for really putting your own stamp on**
- **Close to Shrewsbury Park**

## Accommodation

### GROUND

Entrance Porch  
Hallway  
Lounge: 11'11 x 11'9 (3.63m x 3.58m)  
Kitchen: 7'10 x 6'6 (2.39m x 1.98m)  
Dining Room: 12'9 x 10'8 (3.89m x 3.25m)

### FIRST FLOOR

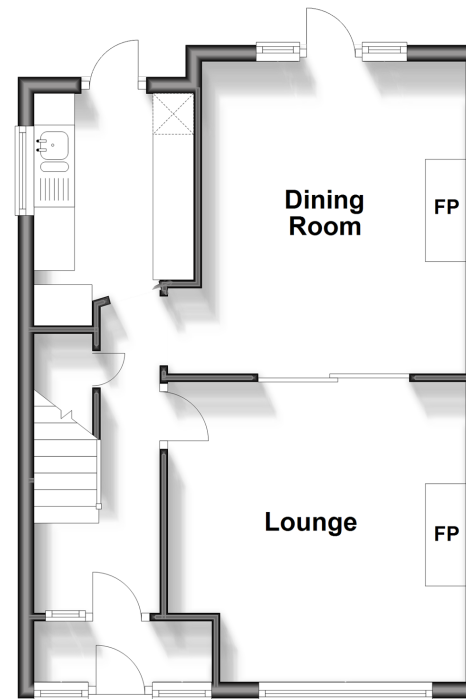
Landing  
Bedroom 1: 12'7 x 11'3 (3.84m x 3.43m)  
Bedroom 2  
Bedroom 3: 9'0 x 6'1 (2.75m x 1.86m)  
Bathroom

### OUTSIDE

Front Driveway  
Front Garden  
Rear Garden  
Detached Garage

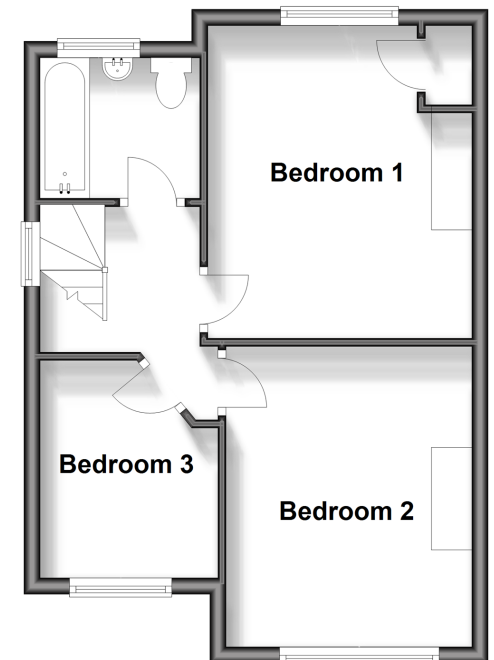
### Ground Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



### First Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



**Call Welling - 020 8301 6679 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale