



**OVER 60?**

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

**Price**

**£575,000**

**Freehold**

3x  1x  2x 

**Huxley Road, Welling,  
Kent, DA16**

*Wards*  
Helping you move forwards





## Main features

- **3 bedroom semi-detached house**
- **Ideal for a growing family or first time buyers**
- **Located in sought after South Welling area**
- **Potential to extend subject to planning permission**
- **Driveway for 2 cars as well as a garage**

## Accommodation

### GROUND FLOOR

Porch  
Hallway  
Lounge  
Dining Room: 13'5 x 10'6 (4.09m x 3.20m)  
Kitchen: 10'6 x 7'1 (3.20m x 2.16m)

### FIRST FLOOR

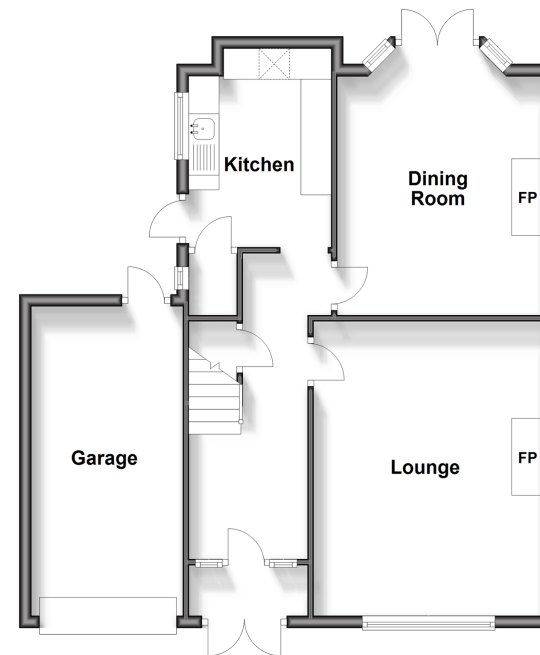
Landing  
Bedroom 3: 8'9 x 6'7 (2.67m x 2.01m)  
Bedroom 2: 12'3 x 9'8 (3.74m x 2.95m)  
Bedroom 1: 14'3 x 9'9 (4.35m x 2.97m)  
Bathroom

### OUTSIDE

Rear Garden  
Driveway  
Garage

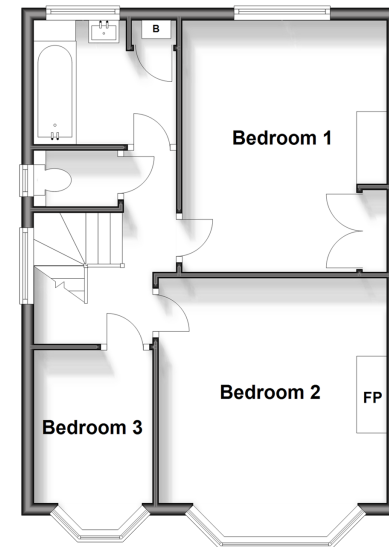
### Ground Floor

Approx. 65.8 sq. metres (708.2 sq. feet)



### First Floor

Approx. 46.4 sq. metres (498.9 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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