



**Guide Price £585,000**  
**Brixham Road, Welling, Kent, DA16 1EJ**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Open Day Saturday 15th March. Strictly by Appointment Only.

Guide Price £585,000 to £610,000.

Stunning three double bedroom, two bathroom fully renovated semi detached house that features a larger than average extension finished to an exceptionally high standard and specification situated under one mile to Bexleyheath Train Station and several good primary Schools.

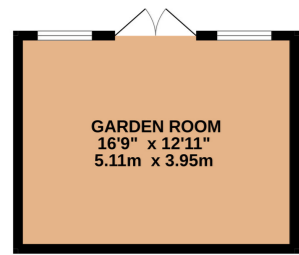
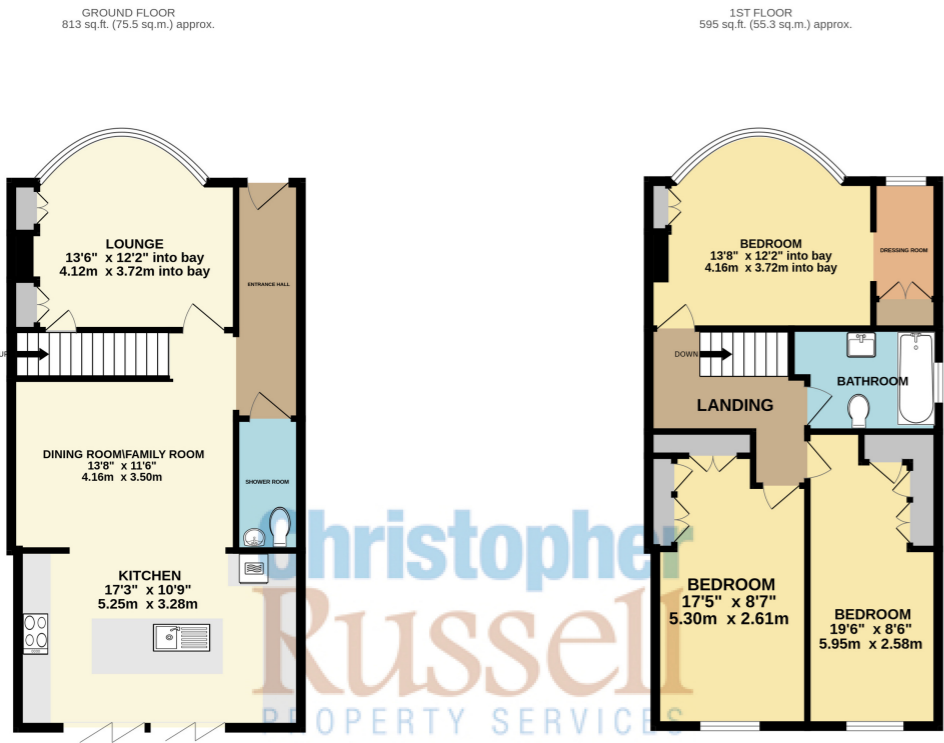
This beautiful family home has to be seen to be appreciated.

The accommodation comprises; entrance hall, lounge, open planned kitchen/diner/family room and shower room with w.c on the ground floor. On the first floor are three double bedrooms, dressing room to the main bedroom, two additional double bedrooms and a family bathroom.

The property when it was extended has undergone a significant amount of modernisation and remodelling which have all been completed within the last few years.

Finished to a very good standard, these include a large open planned kitchen/family room with central island, and panoramic doors looking into the rear garden, two toned fitted kitchen complimented with quartz work tops and a range of integrated appliances, luxury family bathroom suite and shower room, wood and glass staircase, new flooring, new windows and doors, new roof, re wire, new heating system, landscaped rear garden with garden room, resin driveway to provide off start parking and rendered finish to the outside of the property.

Council Tax Band D.



TOTAL FLOOR AREA: 1408 sq.ft. (130.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		