



**Guide Price £585,000**  
**Okehampton Crescent, Welling, Kent,**  
**DA16 1DA**

**Christopher**  
**Russell**  
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

**Christopher Russell Property Services**

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • [sales@christopher-russell.co.uk](mailto:sales@christopher-russell.co.uk)

Guide Price £585,000 to £600,000.

A spacious four-bedroom semi-detached house located on a popular residential street in Welling, with a short bus route to Abbey Wood station serving the Elizabeth Line, offering fast links into Central London, Canary Wharf and Heathrow.

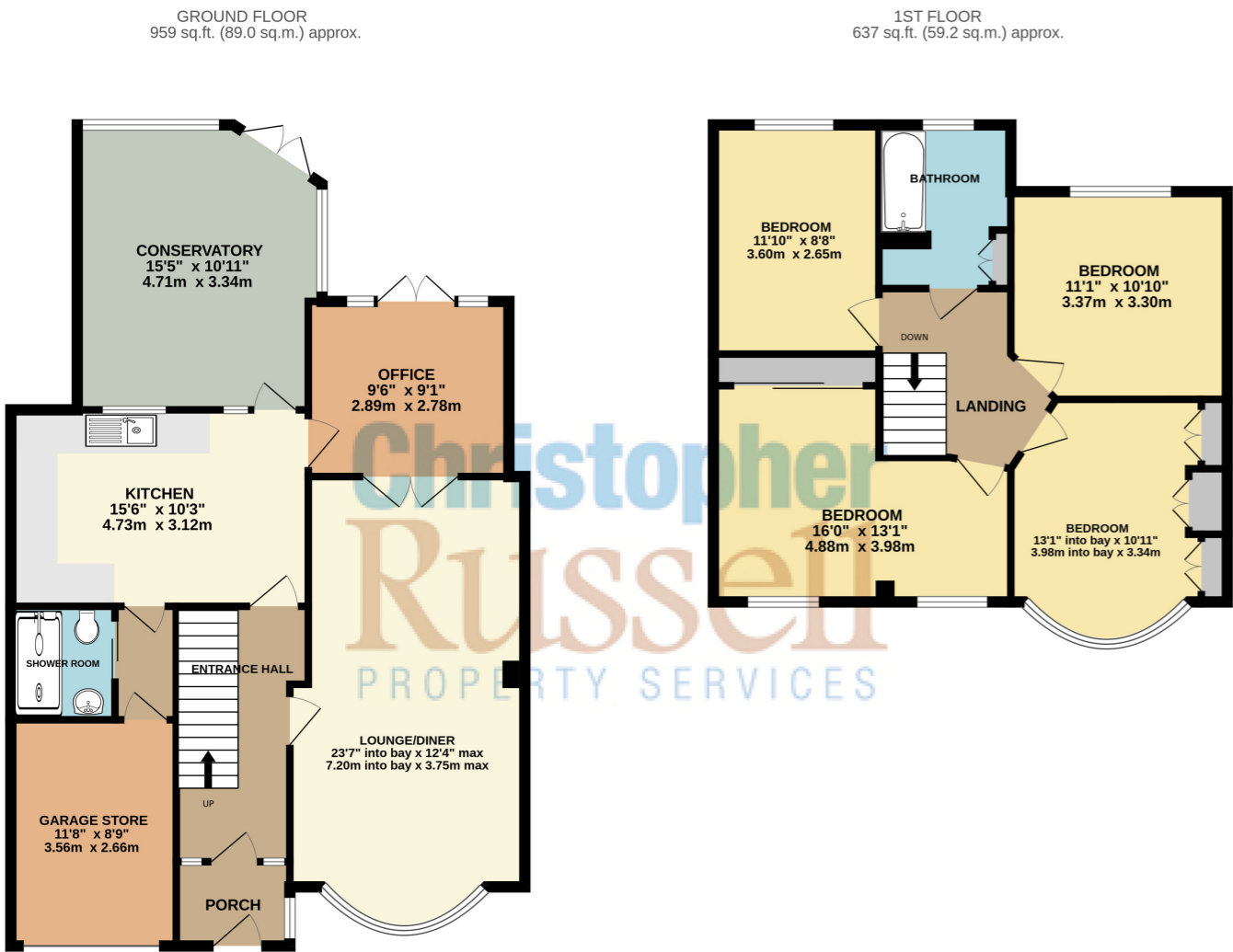
The accommodation on the ground floor comprises; porch, entrance hall, shower room, kitchen breakfast room, through lounge dining room, conservatory office and a garage store room.

On the first floor there are four double bedrooms and family bathroom.

The property features gas central heating, double glazing, a rear garden mainly laid to lawn and off street parking for several cars on the front driveway.

Council Tax Band E.

Agents Note: Material Information is available online as brochure 2 below.



TOTAL FLOOR AREA: 1595 sq.ft. (148.2 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		