



Guide Price £475,000
Northdown Road, Welling, Kent, DA16
1NA

Christopher
Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide price £475,000 to £500,000

Three bedroom semi-detached house located very close to Welling High Street and Train Station.

The property consists of to the ground floor two reception rooms, conservatory and kitchen. Upstairs there are two double bedrooms, a single bedroom and a shower room.

To the rear there is a detached garage in the garden which is mainly laid to lawn. There is off street parking at the front of the property.

The current owners have made a number of improvements to the property including a new double glazed composite front door, new fully fitted shutters to the front of the house, new carpets on stairs, landings and bedrooms, new LVT parquet flooring in hall and front sitting room, plastered bedrooms. There are built in wardrobes in the two double bedrooms and new internal doors throughout the property.

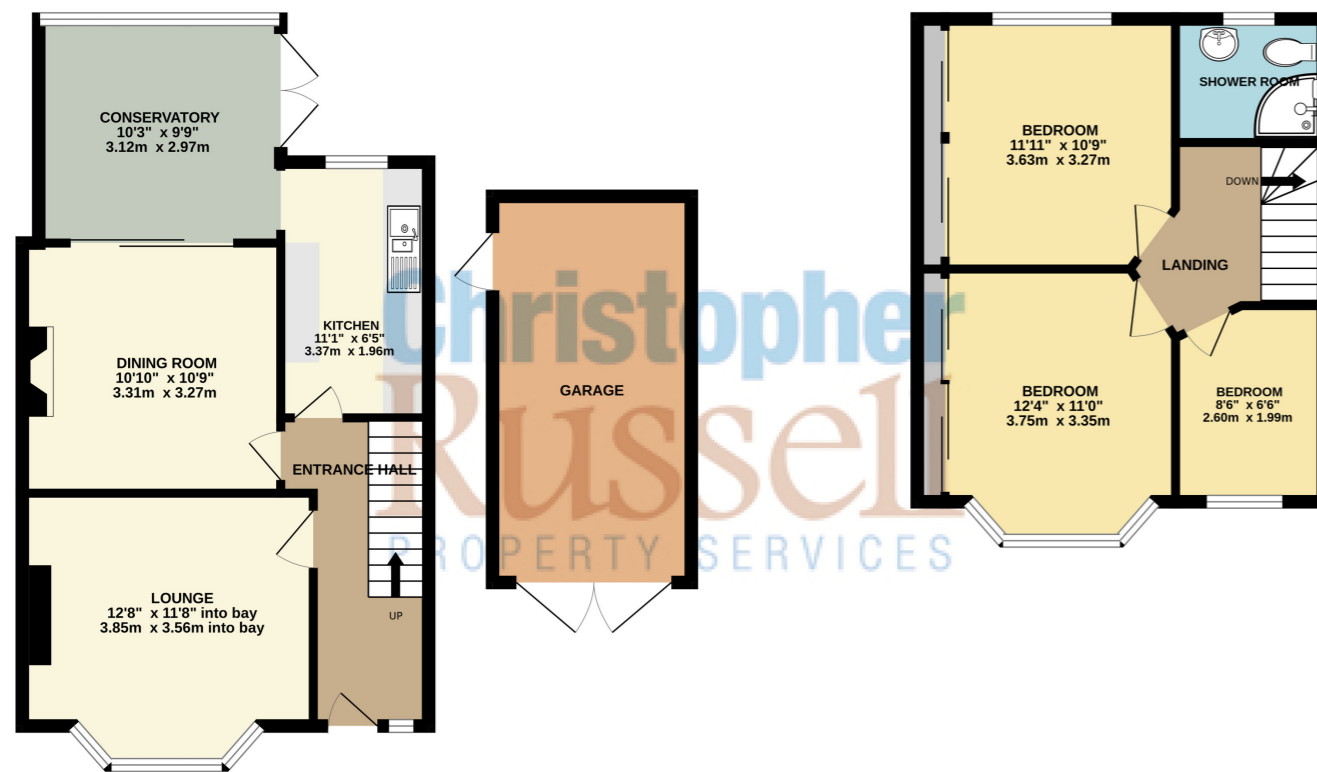
The property also benefits from existing planning permission for single storey lower extension and upper bathroom extension.

Council Tax Band D.



GROUND FLOOR
645 sq.ft. (60.0 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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	60	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			