



Guide Price £400,000
Ingleton Avenue, Welling, Kent, DA16
2JU

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

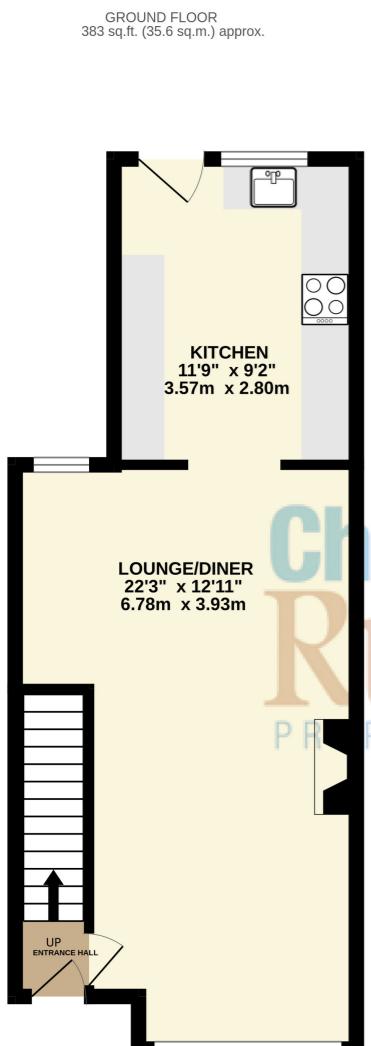
Guide Price £400,000 to £425,000.

A beautifully extended two-bedroom terraced home in excellent decorative order, located on a highly sought-after road in South Welling. Perfectly positioned for Welling train station, Danson Primary School, and Danson Park, this modernised property is ready to move into and ideal for first-time buyers.

Offered as end of chain, the ground floor offers a spacious through lounge/diner and an extended kitchen, while the first floor features two bedrooms and a stylish bathroom. Additional benefits include a modern fitted kitchen and bathroom, gas central heating, and double glazing.

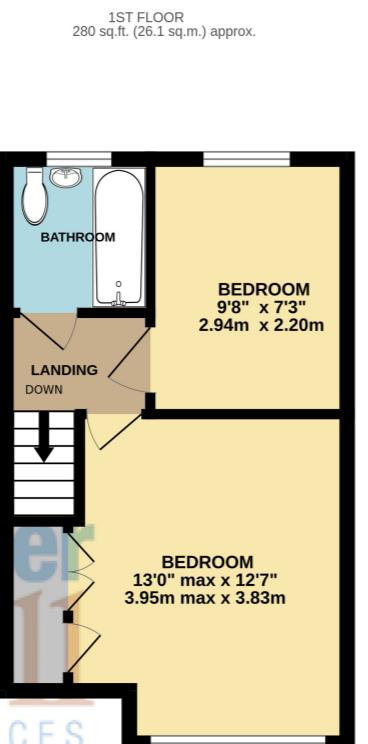
Outside, the property boasts off-street parking and a rear garden extending approximately 100ft.

Council Tax Band C.



**Christopher
Russell**
PROPERTY SERVICES

TOTAL FLOOR AREA: 664 sq.ft. (61.7 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropax ©2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			