



Offers in Excess of £415,000
Radnor Avenue, Welling, Kent, DA16
2BX

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.

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Christopher Russell Property Services

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A three bedroom extended semi detached house with superb views from the rear garden over Danson Park and Danson House, set just a short walk to Danson Primary School and Bexley Grammar School.

The property offers further scope for extension and is in need of some refurbishment.

The house comprises to the ground floor, entrance porch, lounge with air conditioning, kitchen/breakfast room, shower room with walk in shower and large family room with air conditioning and wide patio doors overlooking the patio and rear garden.

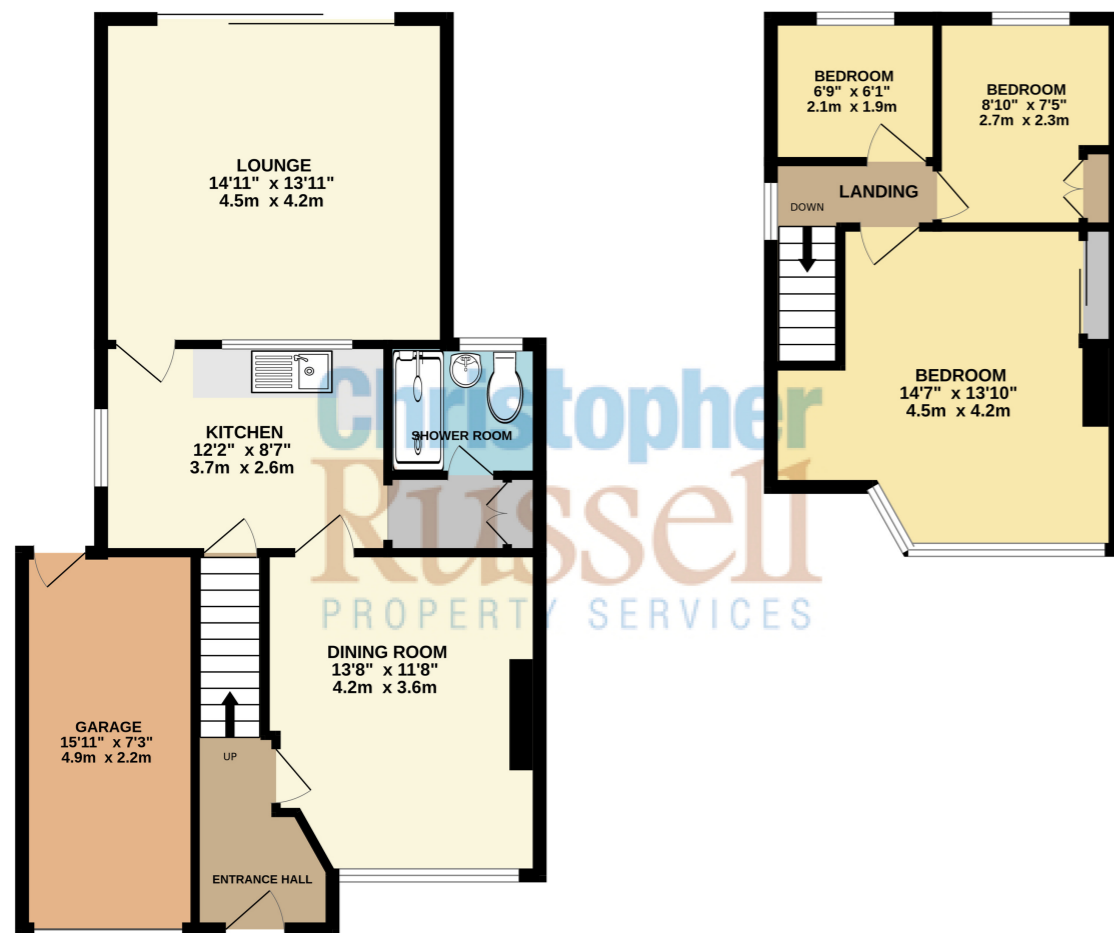
To the front is off street parking for two cars and access via an electric shutter to the garage which could be converted to provide further living accommodation subject to consent.

Council Tax Band D.



GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.

1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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. 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		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC England, Scotland & Wales			