



**Guide Price From £575,000**  
**Somerset Avenue, Welling, Kent, DA16**  
**2LR**

**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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Guide Price £575,000 - £600,000.

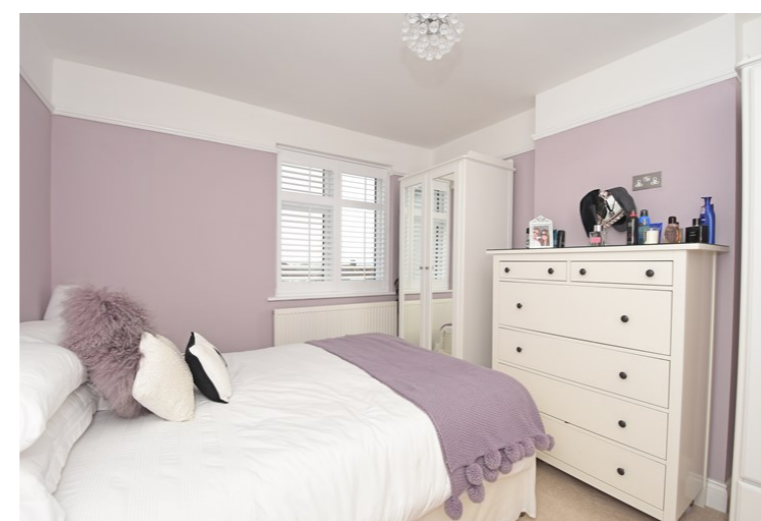
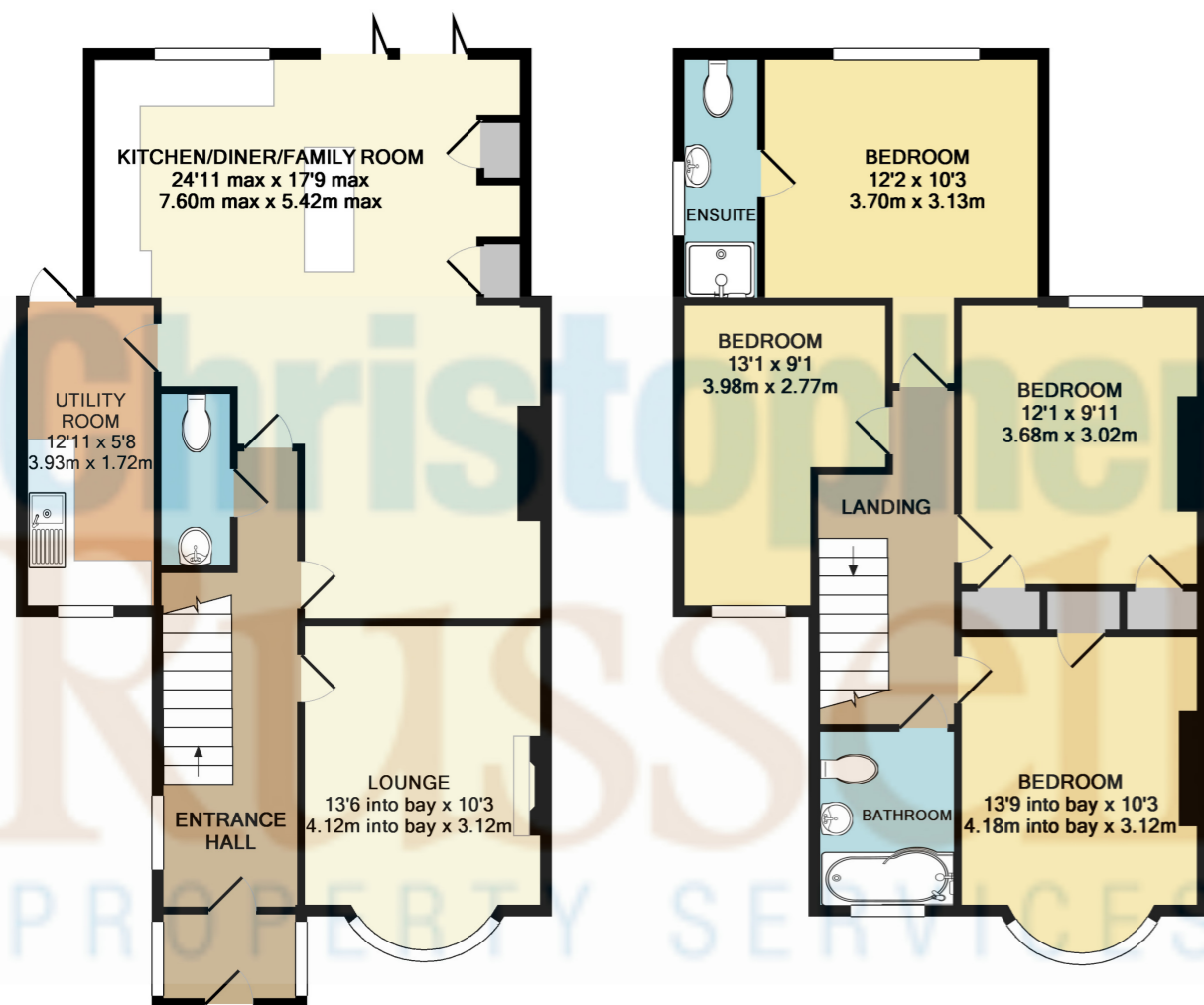
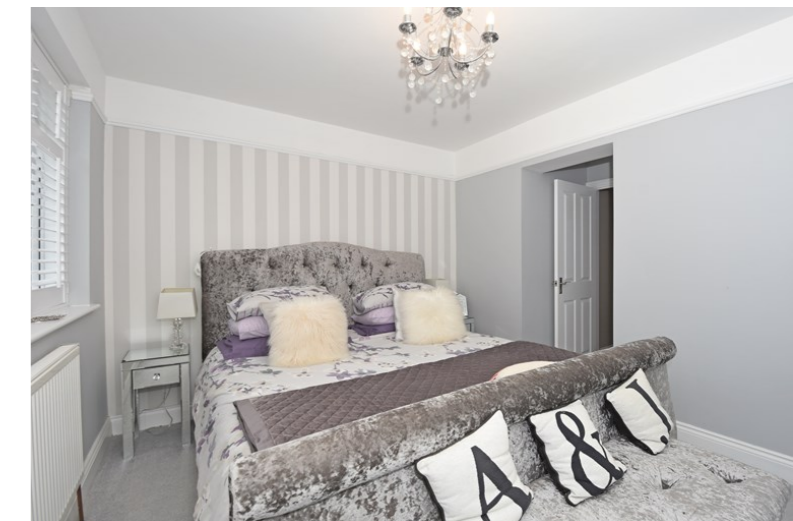
Stunning four bedroom, two bathroom extended end terrace house situated in South Welling ideally located for Falconwood and Welling Train Stations, Bexley Grammar, Harris Academy, Bishop Ridley Church of England and Hook Lane Primary Schools.

This exceptionally well presented family home has been recently extended, extensively modernised and finished to a very high standard.

The accommodation now comprises, entrance hall, ground floor w.c, 25' x 17'9" open planned feature kitchen/diner/family room with bi-folding doors overlooking the rear garden, separate lounge, and utility room on the ground floor, The first floor comprises four bedrooms an en-suite to the master bedroom and a family bathroom.

Outside the property this exceptionally impressive property has a new imprinted driveway providing off street parking for two cars and a south facing landscaped rear garden extending approximately 100ft featuring a raised patio and a large area of artificial grass.

To the rear of the garden is a base that has been laid to accommodate a garden room/summerhouse.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
		71	84

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		63	79

EU Directive 2002/91/EC

TOTAL APPROX. FLOOR AREA 1365 SQ.FT. (126.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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