



**Guide Price From £725,000**

**35 Cambridge Avenue, Welling, Kent,  
DA16 2PH**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price From £725,000 to £750,000.

Stunning, six bedroom, three bathroom semi detached chalet style house situated in the very popular South Welling location with its excellent transport links to London from Welling or Falconwood train stations. A short walk to Danson Primary, Bexley Grammar and Harris Academy Schools this exceptionally well presented family home has been heavily extended and finished to a very high standard.

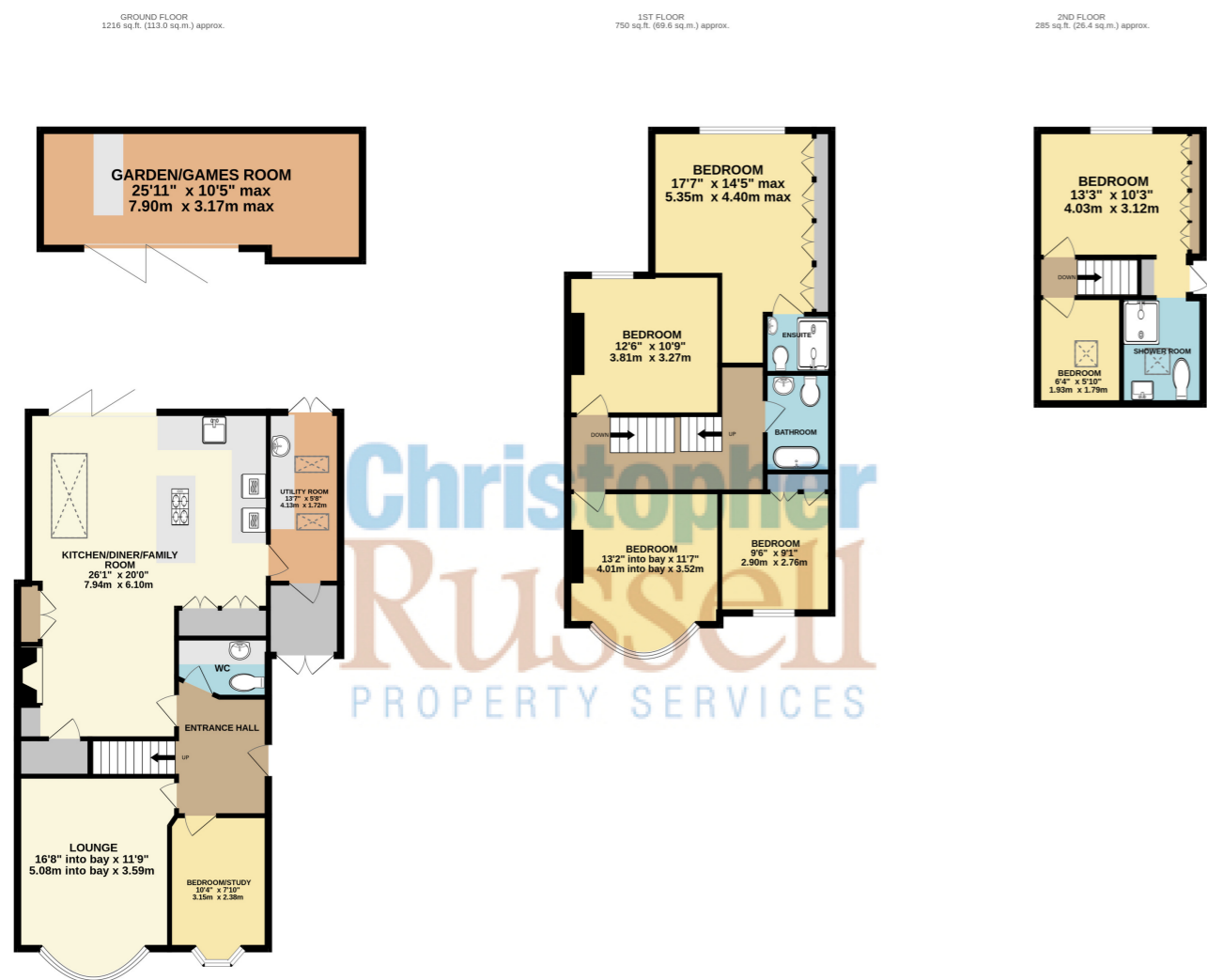
This very spacious property offers versatile accommodation rarely seen over three floors and comprises; entrance hall, lounge, open planned kitchen/diner/family room, utility room, cloakroom with additional utility area and study/playroom on the ground floor.

The first floor has four double bedrooms, ensuite shower room and separate family bathroom with a master bedroom with ensuite shower room and an additional bedroom that could be a dressing room.

Features include, fitted and integrated kitchen with stone worksurfaces, underfloor heating system to the kitchen/diner/family room, gas central heating, double glazing, modern bathrooms and ensuite shower rooms.

Outside there is off street parking on a good sized driveway and a rear garden extending approximately 75ft which has been landscaped for low maintenance, which features artificial grass, composite decking area and a superb garden room with power.

Council Tax Band E.



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TOTAL FLOOR AREA : 2250 sq.ft. (209.0 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+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	74	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	