



**Guide Price £475,000**  
**Fairwater Avenue, Welling, Kent, DA16**  
**2HZ**

**Christopher Russell**  
 PROPERTY SERVICES



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**Christopher Russell Property Services**

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GUIDE PRICE - £475,000 - £500,000

Extended three bedroom semi detached house situated in a popular road in South Welling a short walk to Welling or Falconwood train stations.

Very convenient for Danson Primary and Bexley Grammar Schools the property comprises, entrance hall, lounge, kitchen open planned to the extended dining room and a separate utility room combined WC on the ground floor with three bedrooms and a bathroom on the first floor.

This ideal family home which has Danson Park nearby features a modern bathroom suite, fitted kitchen with granite worktops, double glazing and gas central heating.

Outside there is a South facing rear garden extending approximately 100ft features a mature garden laid mainly to lawn with flower borders.

There is a driveway on the front that could accommodate off street parking for up to two vehicles.

Council Tax Band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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