



35 Cambridge Avenue, Welling, Kent, DA16
2PH

Guide Price From £725,000

Council Tax Band - E
Energy Efficiency Rating - C

**Christopher
Russell**
PROPERTY SERVICES

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.

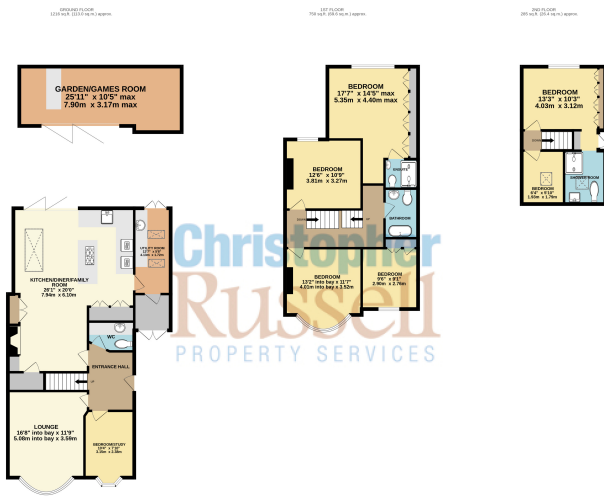
This very spacious property offers versatile accommodation rarely seen over three floors and comprises; entrance hall, lounge, open planned kitchen/diner/family room, utility room, cloakroom with additional utility area and study/playroom on the ground floor.

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.

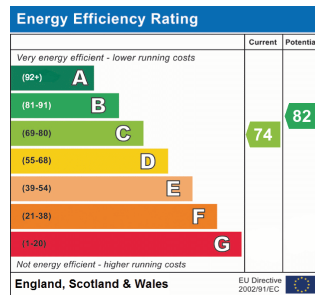
Outside there is off street parking on a good sized driveway and a rear garden extending approximately 75ft which has been landscaped for low maintenance, which features artificial grass, composite decking area and a superb garden room with power.

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TOTAL FLOOR AREA: 2250 sq.ft. (209.0 sq.m.) approx.
We warrant that the floor area is correct to the best of our knowledge and belief. We do not warrant that the floor area is correct to the best of our knowledge and belief. We do not warrant that the floor area is correct to the best of our knowledge and belief.



Viewing by appointment only

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