



**Offers in Excess of £475,000**  
**Northumberland Avenue, Welling, Kent,**  
**DA16 2QE**

**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 end of terrace house in good decorative condition, occupying a corner plot and offering enormous potential to extend into a substantially larger family home (subject to planning permission).

The property is ideally situated within a short distance of Welling and Falconwood train stations, as well as excellent primary schools, Bexley Grammar School and Harris Academy Falconwood.

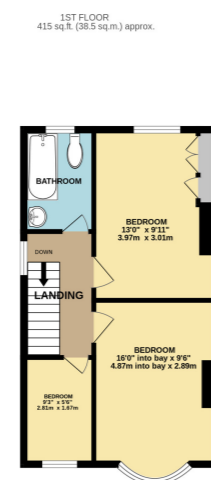
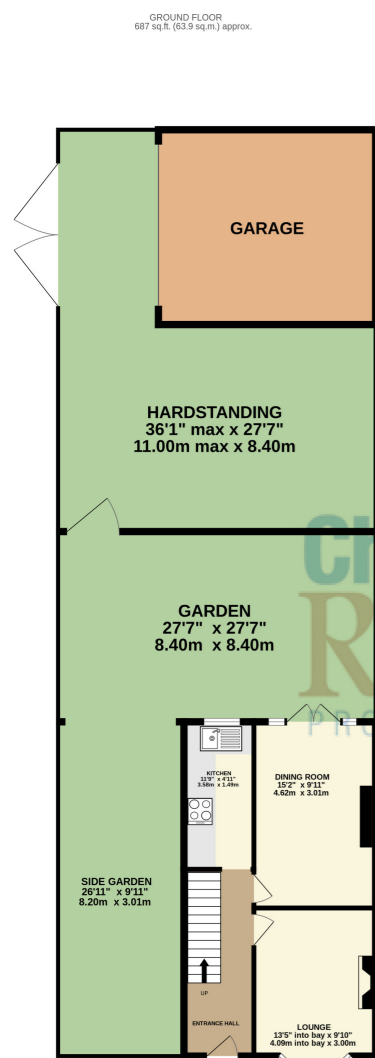
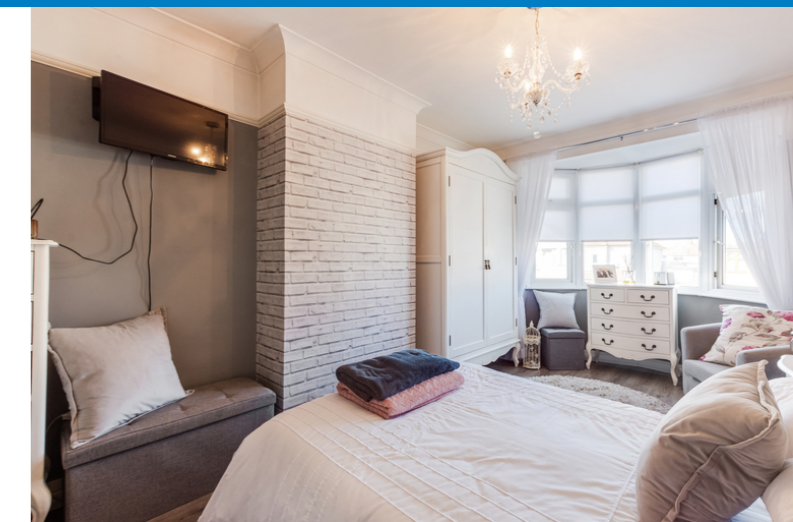
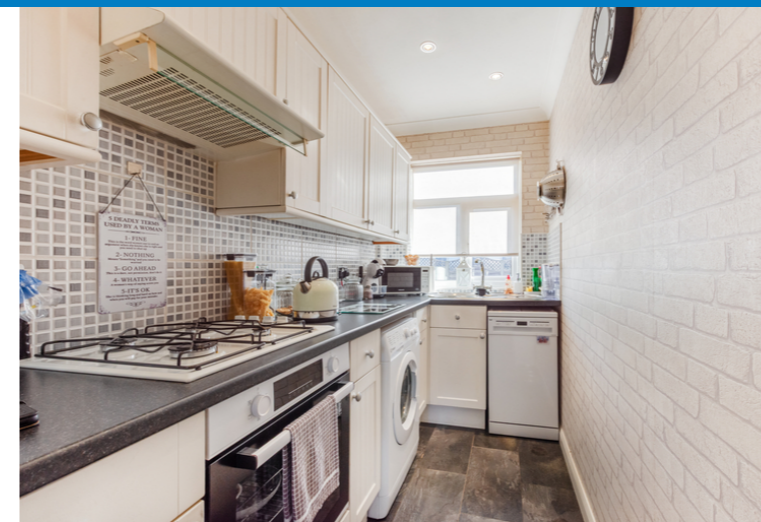
The accommodation comprises an entrance hall, lounge, dining room and kitchen on the ground floor, with three bedrooms and a family bathroom in need of modernisation on the first floor.

Externally, there is ample parking on the front driveway and side access.

The rear garden extends to approximately 90ft and features a large hardstanding area currently used to accommodate a caravan, along with a large detached garage with power and an inspection pit.

Council Tax Band D.

Agents Note: Material Information is available online as brochure 2 below.



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TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			