



## Offers in Region of £550,000

### Clifton Road, Welling, Kent, DA16 1QA

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Three/four bedroom semi detached house situated in a convenient location, under one mile from both Bexleyheath and Welling train stations, several excellent primary schools and a short walk to Bexley Grammar School.

Presented in excellent decorative condition the property has undergone a significant amount of modernisation which has all been finished to a very good standard.

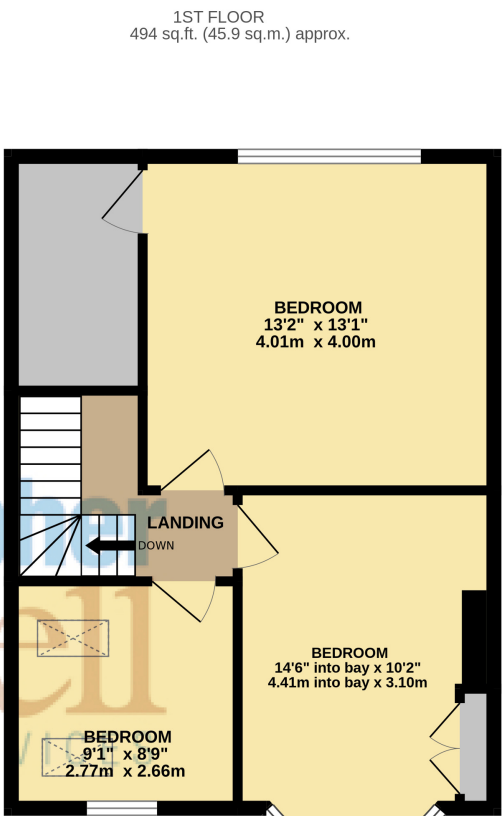
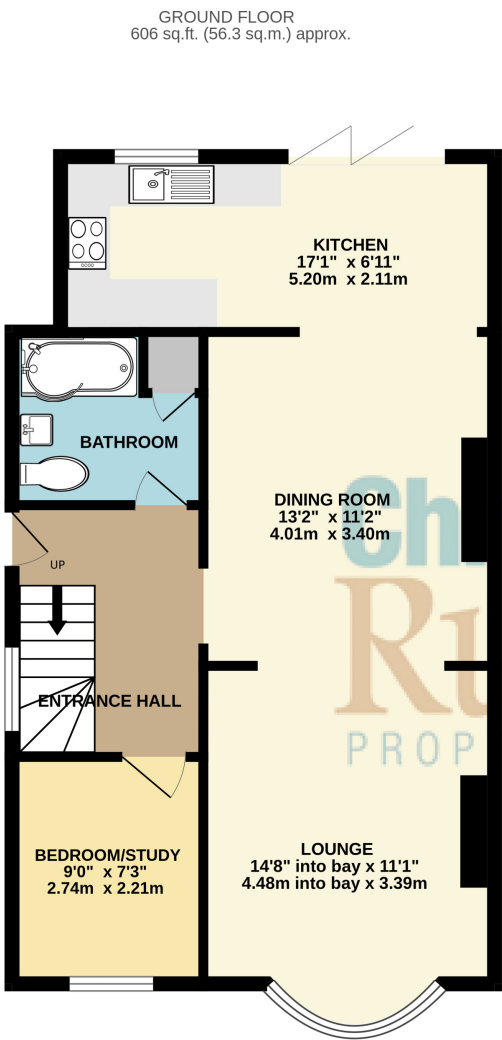
With great potential to extend to the side the property comprises, entrance hall, lounge, dining room leading into a kitchen, bedroom four that could be used as an office from home, study or children's playroom and a bathroom on the ground floor.

The first floor comprises three bedrooms.

The property features a modernised fitted and integrated kitchen with bi-folding doors, recently modernised luxury bathroom suite, has central heating and double glazing.

The rear garden features a large patio and lawn.

There is off street parking for two cars on the front driveway.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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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