



£475,000
Gloucester Avenue, Welling, Kent, DA16
2LJ

**Christopher
Russell**
PROPERTY SERVICES



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Three bedroom extended five-pane-bay mid-terraced house situated in a popular location just a short walk to Falconwood train station and a selection of good schools including Danson and Bishop Ridley CofE primary schools and Harris Academy and Bexley Grammar secondary schools.

Having been extended to the ground floor, the property comprises a through lounge/diner and a modern fitted kitchen/breakfast room featuring integrated appliances and a central island/breakfast bar.

Upstairs there are two double bedrooms with fitted wardrobes to bedroom two, a single bedroom and a modern family bathroom.

The rear garden has a decked area leading down to lawn and there is a recently built garden room to the rear with electricity that is currently being used as a beauty room.

There is off street parking to the front.

Council Tax Band D.



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 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. The services, fixtures and fittings shown 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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