



£535,000
Bellegrove Road, Welling, Kent, DA16
3RH

**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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Christopher Russell are delighted to offer to the market, this chain free, bright and spacious three bedroomed chalet style semi-detached home. Conveniently located for fantastic transport links, Eastcote Primary School, which is now Leigh Stationers Primary Academy, Bexley Grammar School, Oxleas woods and Welling High Street.

This lovely, well-maintained home has a downstairs extension, creating a large eat in kitchen/breakfast room with ample storage, a lounge/dining room with patio doors opening onto the garden. Also on the ground floor is a spacious lounge with a rounded bay window, a modernised family bathroom and bedroom 3. The first floor has two generously sized double bedrooms, both with built-in storage.

Externally the house offers plenty of off-street parking, a 80/90 ft south facing rear garden mainly laid to lawn with well stocked borders, with a large patio area.

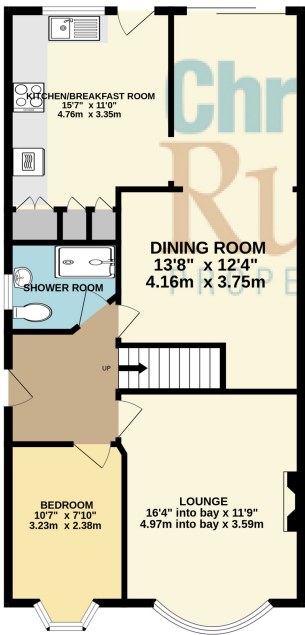
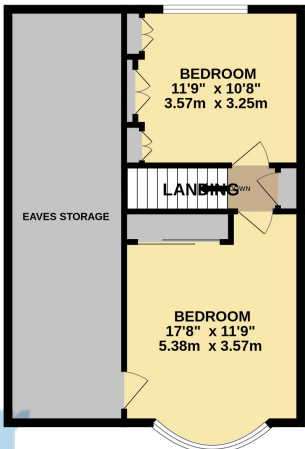
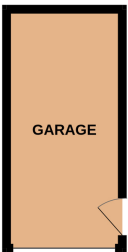
This property has gas central heating and double glazing. There is much potential to extend (STPP).

Council Tax Band E.



GROUND FLOOR
925 sq.ft. (85.9 sq.m.) approx.

1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1485 sq.ft. (137.9 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		