

**Guide Price From £450,000**

**Ingleton Avenue, Welling, Kent, DA16  
2JY**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price From £450,000 to £465,000.

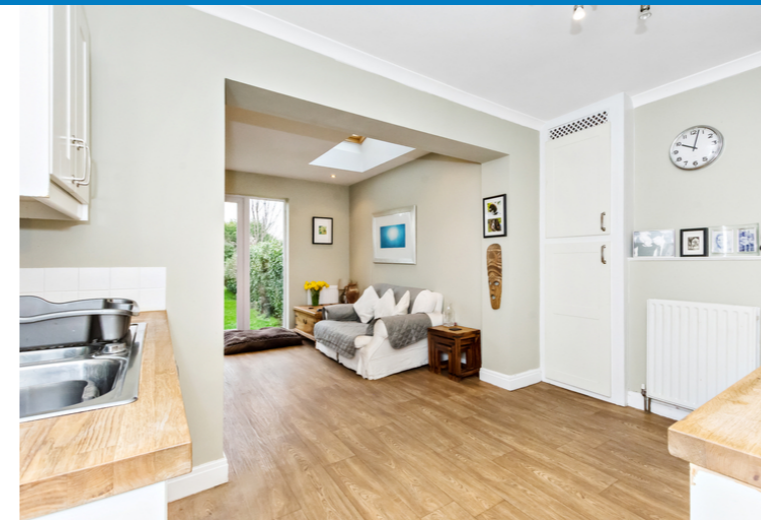
NO ONWARD CHAIN !

Larger than average extended three bedroom semi detached house situated in a very convenient location for Welling train station, Danson and Hook Primary and Bexley Grammar Schools.

Featuring a double storey rear extension and presented in good decorative condition the property comprises; three bedrooms and a family bathroom on the first floor. The ground floor comprises; entrance hall, cloakroom, lounge, spacious kitchen open planned to the extended dining room.

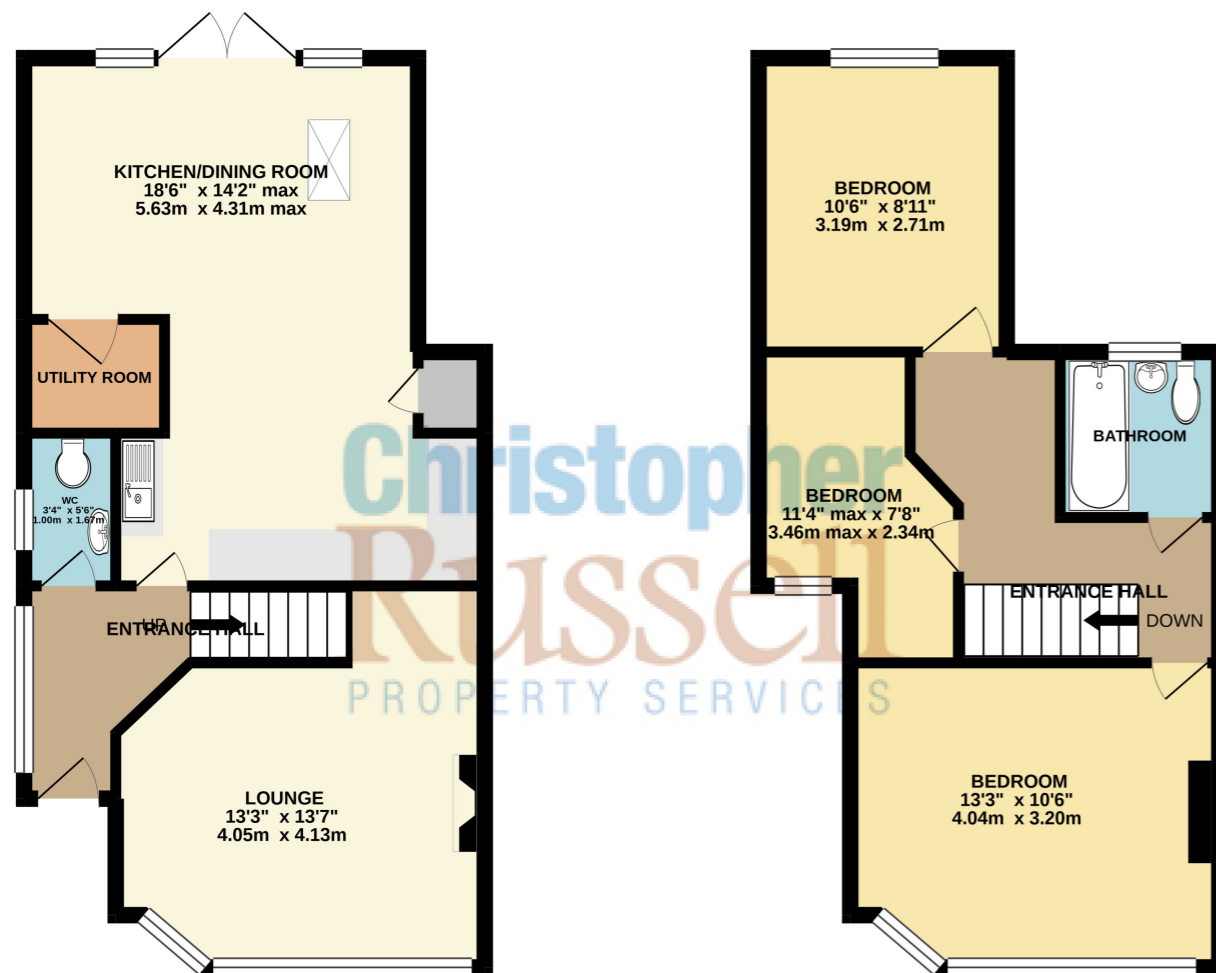
Features include larger than average bedrooms with two good double bedrooms and a small double third bedroom plus a modern family bathroom suite on the first floor, modern fitted kitchen, gas central heating, double glazing, feature period cast iron fireplace in the lounge, spacious open planned dining room and a separate utility area.

Outside there is off street parking for two cars and a South East facing rear garden extending approximately 90ft.



GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



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TOTAL FLOOR AREA : 896 sq.ft. (83.2 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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