



**Guide Price £625,000**  
**Newton Road, Welling, Kent, DA16 2EU**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price £625,000 to £650,000

Four bedroom semi-detached house situated in the very popular 'Scientists Estate', 0.2 miles to Welling train station with its excellent connections to Central London and a short walk to local shopping facilities, Hook Lane Primary and Bexley Grammar School.

Offered with no onward chain this family home features a newly fitted kitchen with a good range of wall and base units with pull out organisers and an integrated fridge/freezer plus newly fitted work tops, newly installed bathroom suite, gas central heating, double glazing a South facing garden and off street parking for two cars.

The accommodation on the ground floor comprises; entrance hall, cloakroom/WC, lounge, open planned kitchen/diner, lean to laundry room and access to the garage.

The integral garage that could easily be converted STPP into living accommodation.

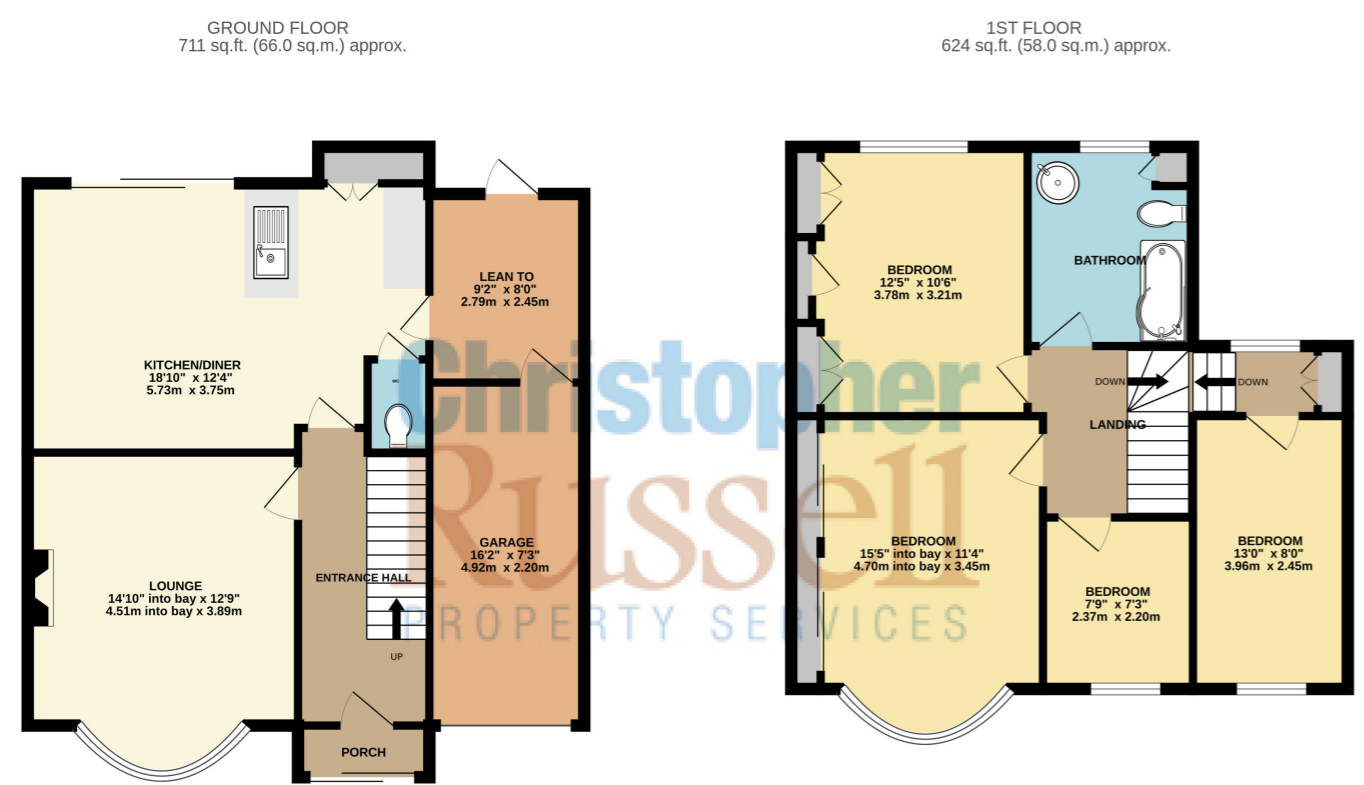
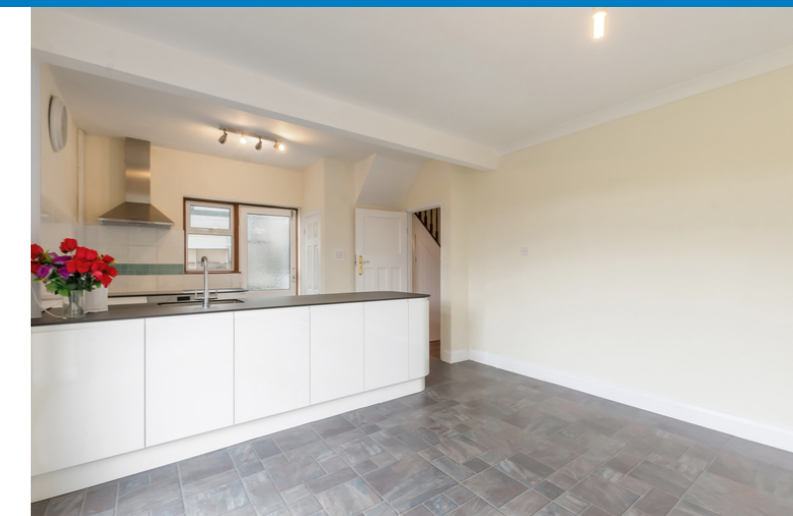
On the first floor are four bedrooms and a family bathroom.

The front block paved driveway has been recently laid and has access to the garage with an up and over door.

The secluded South facing rear garden extends approximately 80/90ft, mainly laid to lawn with a patio.

The property has great potential to extend further to the rear and into the loft space STPP.

Council Tax Band F.



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 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. 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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	