

Offers in Region of £450,000
Sidmouth Road, Welling, Kent, DA16
1DS

**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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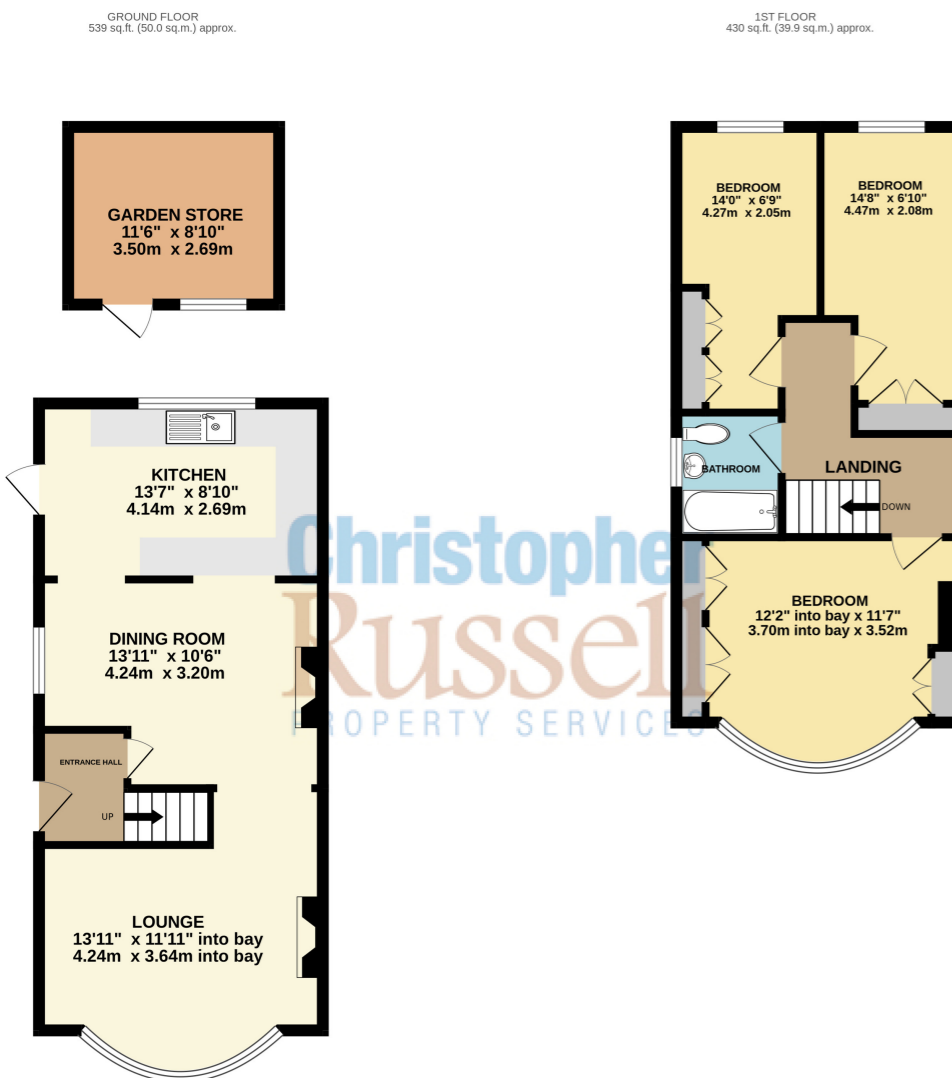
Three bedroom semi detached house situated one mile to Welling and Bexleyheath train stations, a short walk to both Hillsgrove Primary and St Michael's East Wickham Church of England Primary Schools.

Featuring from a double storey rear extension this spacious family home comprises, three bedrooms and a family bathroom on the first floor, entrance hall, lounge, dining room and kitchen on the ground floor.

Presented in good decorative condition this family home features gas central heating, double glazing, modern bathroom suite with shower over bath and a well maintained rear garden featuring a paved patio and lawn with a garden room at the end of the garden.

The front driveway provides off street parking.

Council Tax Band D.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 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+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			