

Offers In Excess Of £635,000
The Green, Welling, Kent, DA16 2PB

**Christopher
Russell**
PROPERTY SERVICES



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Five bedroom, two bathroom end of terrace round bay fronted house presented in very good decorative condition, situated in a convenient location for Bexley Grammar, Harris Academy, Danson and Bishop Ridley Primary schools, and Welling and Falconwood train stations.

The accommodation comprises to the ground floor, entrance hall, lounge, dining room, third reception room that could be used as a double bedroom, spacious kitchen and a bathroom with a modern suite.

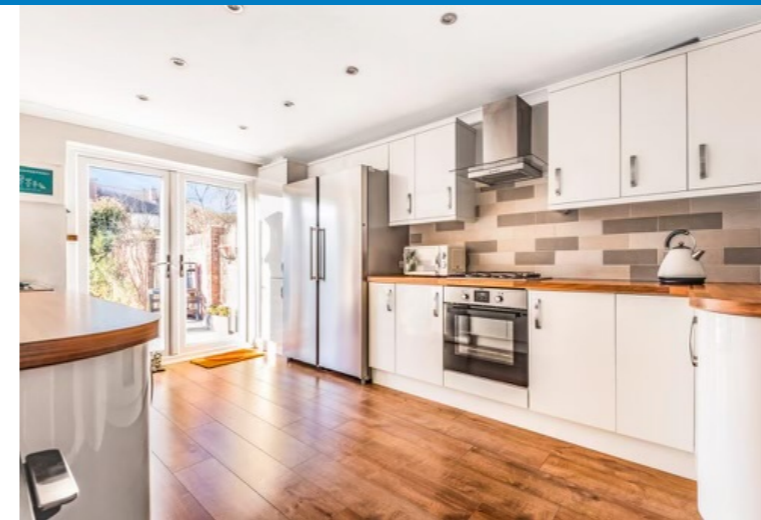
The first floor features five bedrooms, four are double bedrooms and a fifth bedroom that is an ideal study or nursery. There is also a modern shower room with WC.

Outside is a front driveway that provides parking for three cars.

The rear garden extends approximately 60ft in total with a large patio, lawn and side access.

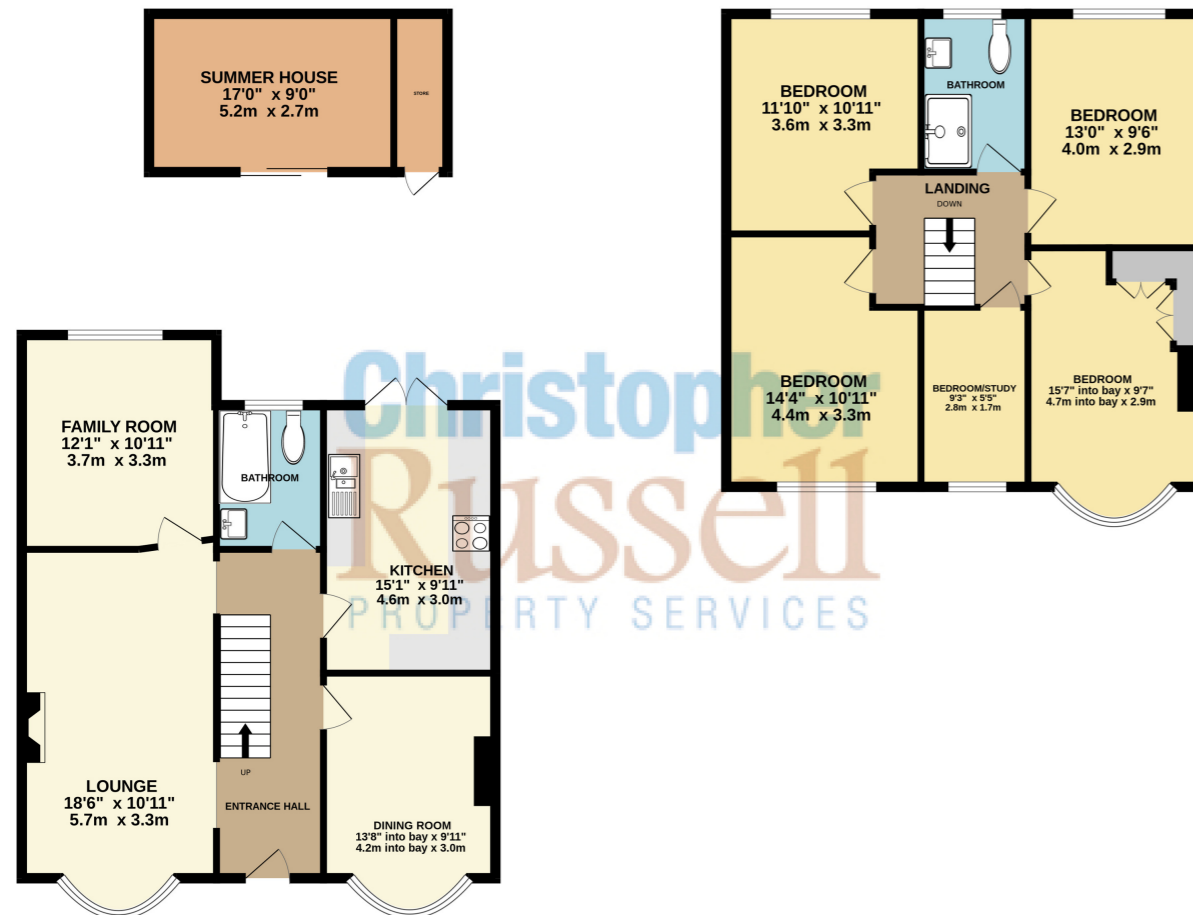
A fantastic garden room with power, light and Wi-Fi that has a side garden store is situated at the end of the garden.

Council Tax Band E.



GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.

1ST FLOOR
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 1658 sq.ft. (154.1 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		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	