



**Guide Price £665,000**

**Cumberland Avenue, Welling, Kent,  
DA16 2PT**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price £665,000 to £685,000.

Stunning fully extended four/five bedroom end of terrace house that has been subject to an extensive amount of renovations and modernisation, finished to a very good standard.

Situated in a sought after location in South Welling which is very convenient for Danson Primary, Bexley Grammar and Harris Academy Schools and a short walk to Welling or Falconwood train stations.

Featuring four double bedrooms and a spacious family bathroom on the first floor, the ground floor features a magnificent open planned family room/kitchen/diner with a two toned kitchen complimented with quartz work top and island with bi-fold leading out to the rear garden.

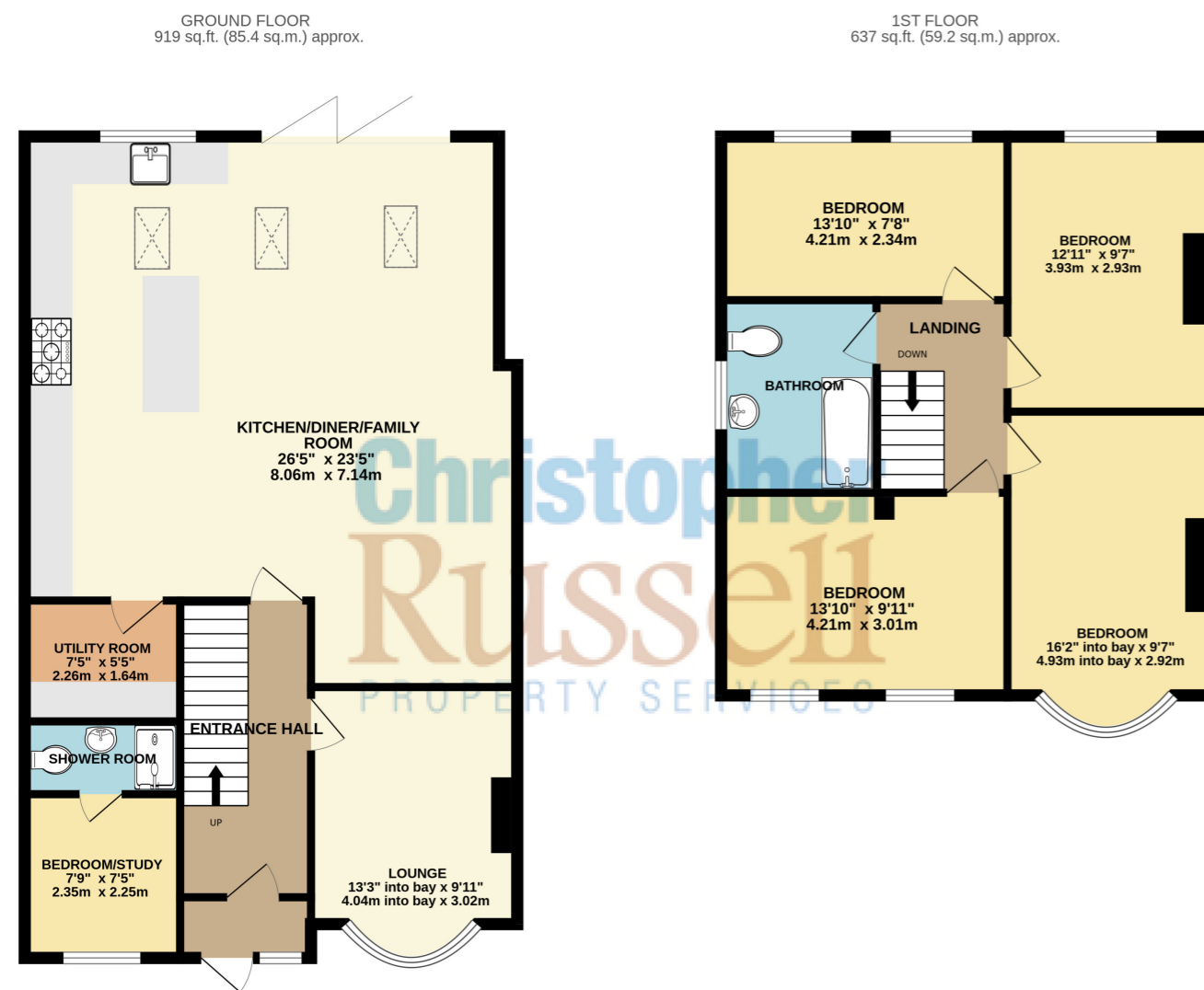
In addition there is a single bedroom/office to the front with an ensuite shower and WC and a separate lounge and a utility room off the kitchen.

The first floor comprises; four double bedrooms and a larger than average bathroom suite that has a shower over bath.

There have been additional notable improvements that were completed alongside the extension and modernisation with the rewire of the electrical system, new central heating system installed and a new tiled roof.

Outside there is off street parking for two cars and a rear garden extending approximately 70ft.

Council Tax Band D.



TOTAL FLOOR AREA : 1556 sq.ft. (144.6 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		81
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			