



£750,000

Stuart Evans Close, Welling, Kent, DA16  
1SH

**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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Christopher Russell Property Services

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Rare opportunity to purchase a unique detached bungalow situated in a private close of only four properties very convenient location for transport and shopping facilities in Welling and Bexleyheath and a 20 minute drive to Bluewater Shopping Centre. Welling station is 0.6 miles away and Bexley Grammar school is a 15 minute walk.

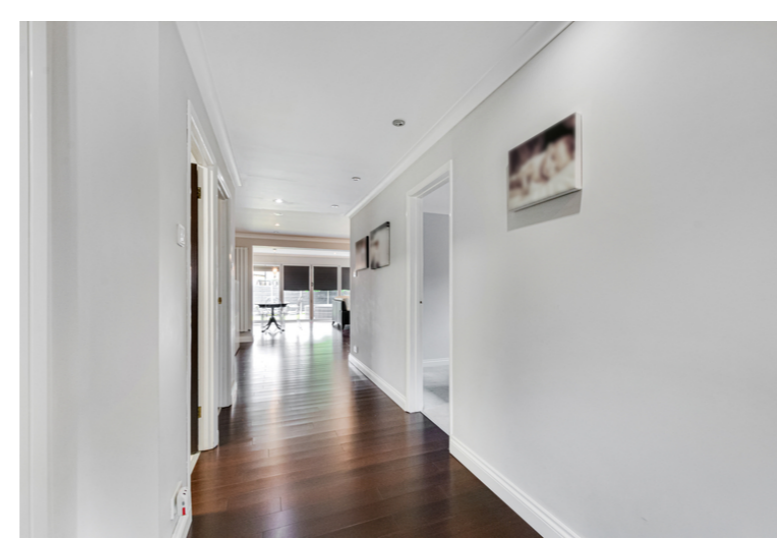
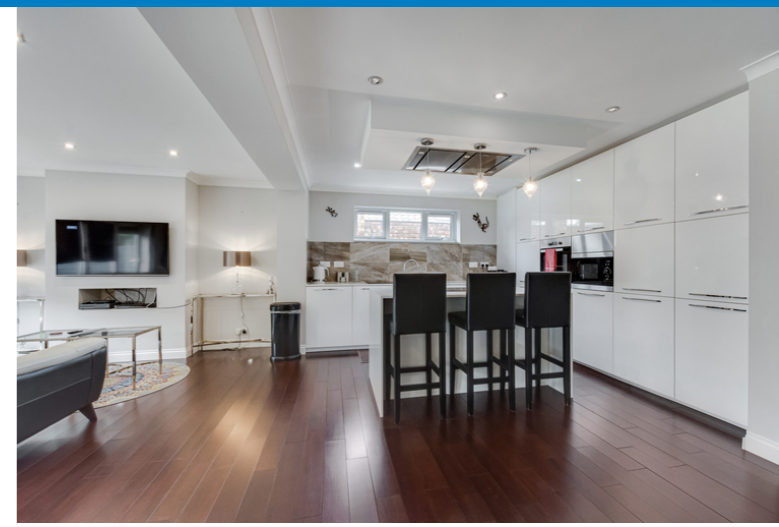
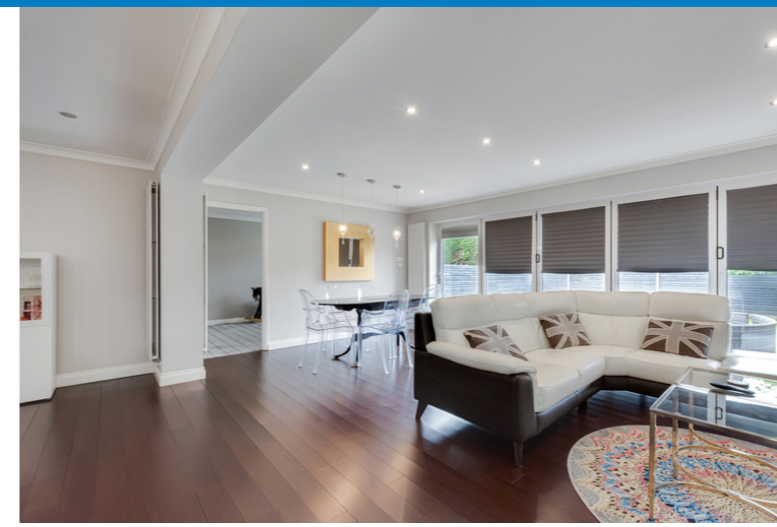
This five bedroom, three bathroom home has been modernised and finished to an extremely good standard. Presented in excellent decorative condition the property offers versatile accommodation that comprises; spacious entrance hall, living/family room open planned to the kitchen, five bedrooms and one that can be used as a formal dining room, three bathrooms including two ensuites and a family bathroom.

Features include a stunning white, high gloss fitted kitchen fitted complimented with Quartz worktops, glass and stainless steel sink, integrated tall fridge and freezer, dishwasher, washing machine, microwave, oven and an induction hob situated in an island/breakfast bar with a semi-professional extractor fan installed in the ceiling.

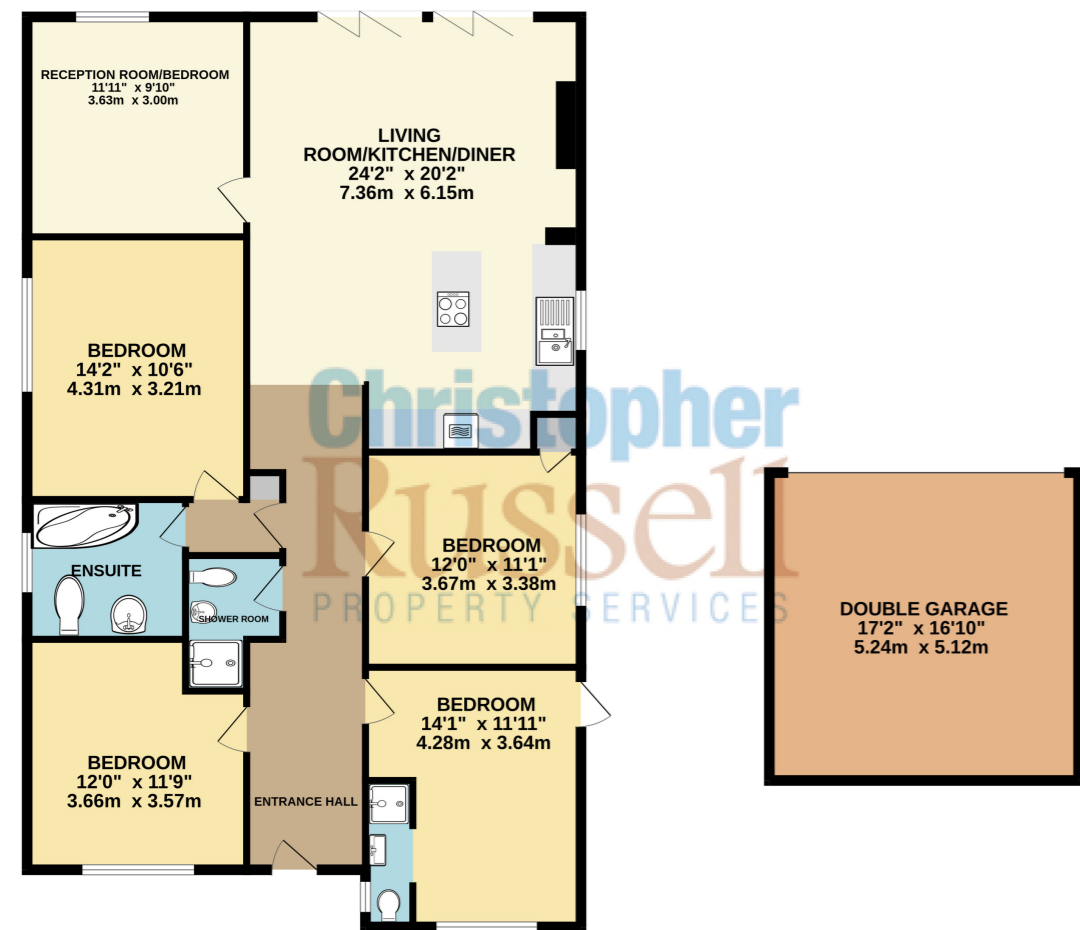
Outside there is a westerly facing rear garden that are accessed from bi-fold doors from the living/family room.

Outside there is off street parking for two cars and a detached double garage.

Council Tax Band F.



GROUND FLOOR  
1781 sq.ft. (165.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1781 sq.ft. (165.5 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>		83
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	