



Offers Over £425,000
Totnes Road, Welling, Kent, DA16 1BU

Christopher
Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Three bedroom semi detached house, which is offered chain free, featuring a large through lounge/diner presented in good decorative condition situated in a conveniently location near to Hillsgrove Primary School, under one mile to Welling and Bexleyheath train stations. Abbey Wood Train Station is also 1.2 miles away along with the newly opened Queen Elizabeth Line.

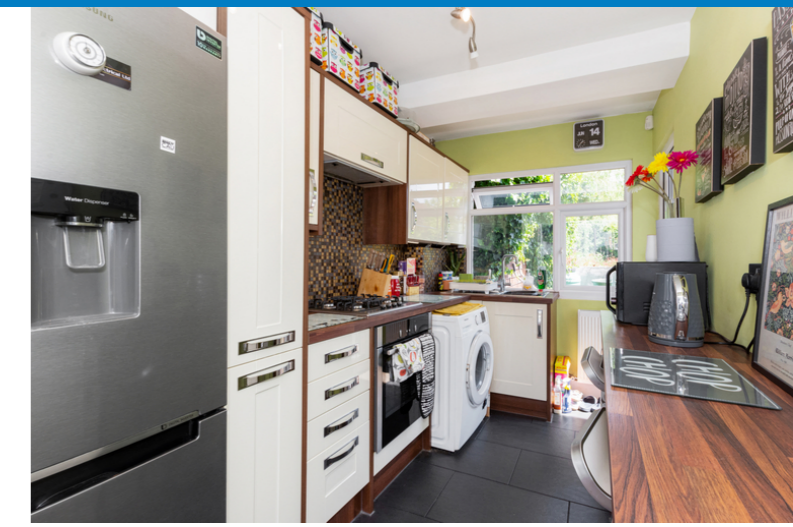
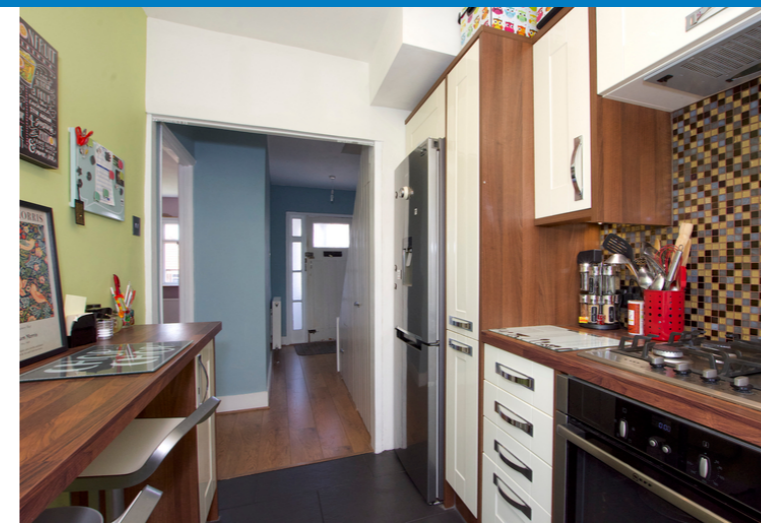
The property features a modern fitted kitchen, double glazing and gas central heating.

The accommodation comprises; entrance hall, lounge/diner and kitchen on the ground floor with three bedrooms and family bathroom on the first floor.

With great potential to extend, the property externally does need some tidying up.

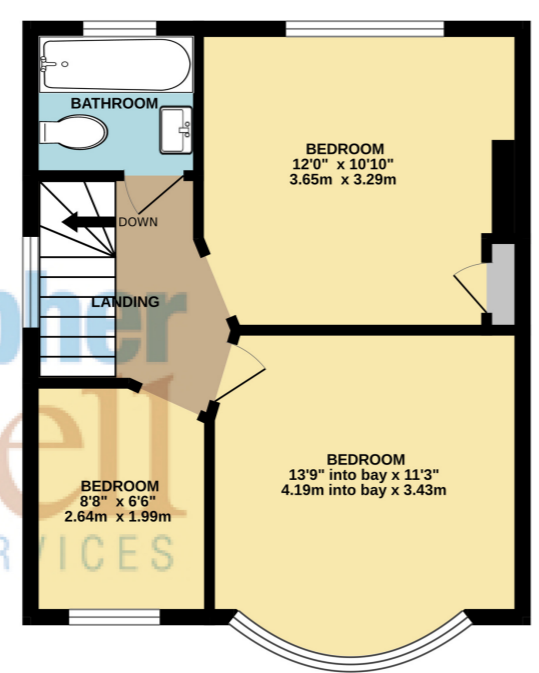
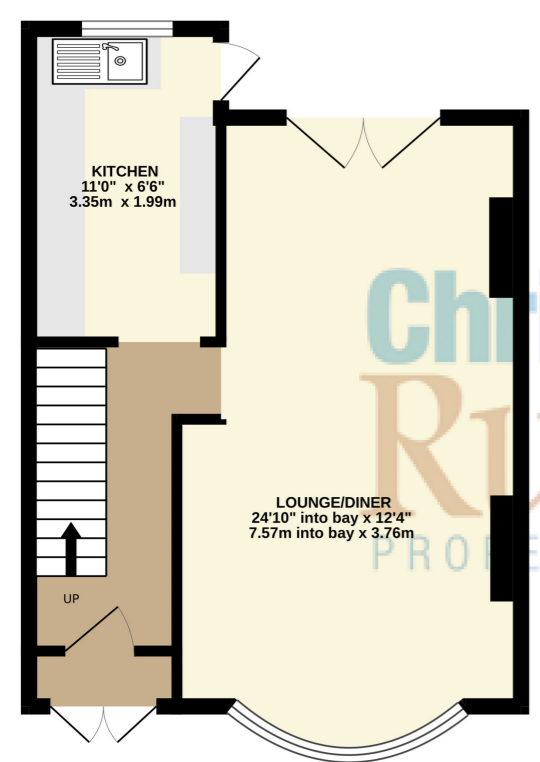
The front driveway provides off street parking and there is a gap on the side to extend. To the rear is a good sized rear garden.

Council Tax Band D.



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



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TOTAL FLOOR AREA: 793 sq.ft. (73.7 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			