



Guide Price £540,000

**Falconwood Avenue, Welling, Kent,
DA16 2SW**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £540,000 to £560,000.

A three-bedroom semi-detached chalet-style house, believed to be a rare Type C design, situated in a prime and convenient location close to Leigh Stationers' Primary Academy (former Eastcote Primary School), Harris Academy, Bexley Grammar School and Falconwood train station.

The property requires modernisation and redecoration throughout, offering an excellent opportunity for a buyer to extend (subject to planning permission) and create a significantly larger family home tailored to their own specification.

The accommodation currently comprises an entrance hall, lounge, dining room, kitchen, breakfast room, bedroom three and a shower room on the ground floor.

To the first floor are two bedrooms, along with an en suite dressing room which leads onto the shower room.

Externally, there is a driveway providing off-street parking, a garage, and a rear garden extending to approximately 80ft. If you want.

The property is offered chain free.

Council Tax Band E.



GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.

1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.5 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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