



£500,000  
Northumberland Avenue, Welling, Kent,  
DA16 2QE

Christopher  
Russell  
PROPERTY SERVICES



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Christopher Russell Property Services

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A three-bedroom end of terrace house in good decorative condition, occupying a corner plot and offering enormous potential to extend into a substantially larger family home (subject to planning permission).

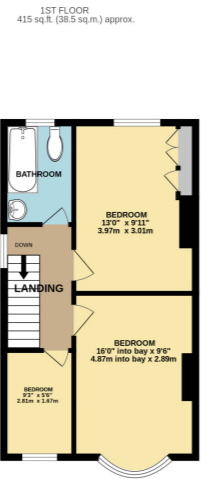
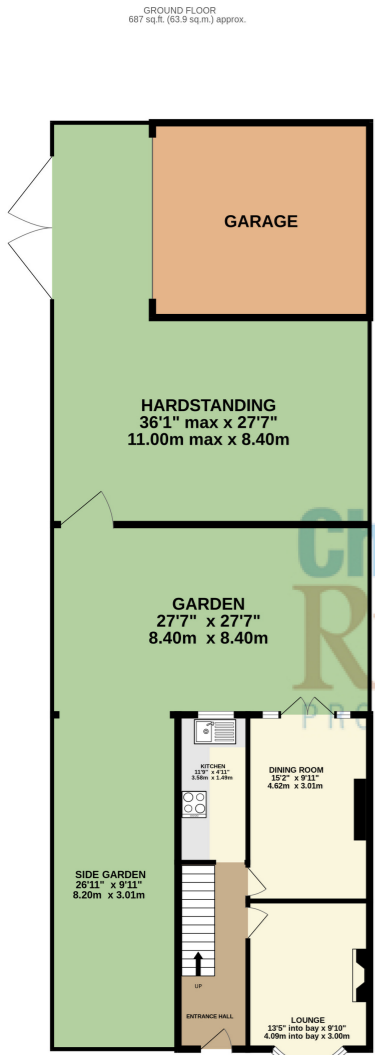
The property is ideally situated within a short distance of Welling and Falconwood train stations, as well as excellent primary schools, Bexley Grammar School and Harris Academy Falconwood.

The accommodation comprises an entrance hall, lounge, dining room and kitchen on the ground floor, with three bedrooms and a family bathroom on the first floor.

Externally, there is ample parking on the front driveway and side access.

The rear garden extends to approximately 90ft and features a large hardstanding area currently used to accommodate a caravan, along with a large detached garage with power and an inspection pit.

Council Tax Band D.



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TOTAL FLOOR AREA: 1102 sq.ft. (102.4 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		
(69-80)	C		74
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	