



£515,000

Marne Avenue, Welling, Kent, DA16 2EY

**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.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Extended three bedroom semi detached house is situated in a quiet location, convenient for Welling train station, Bexley Grammar, Danson Primary Schools, high street and good local shops.

Offered with no onward chain the property has been well maintained but is now ready for modernisation and would be ideal to extend.

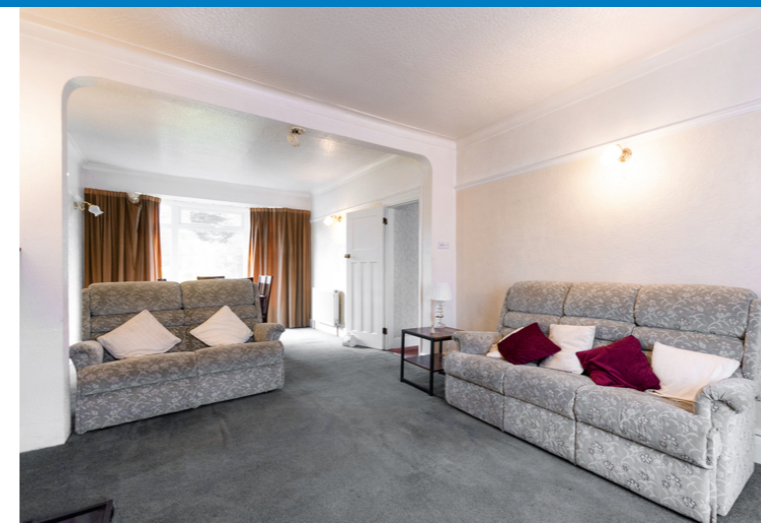
Accommodation comprises; entrance hall, 28'11" through lounge/diner, kitchen, conservatory on the ground floor with three bedrooms and a bathroom with separate w.c on the first floor.

To the side of the property is a large garage that could be converted subject to planning permission.

Outside there is a large south west facing rear garden.

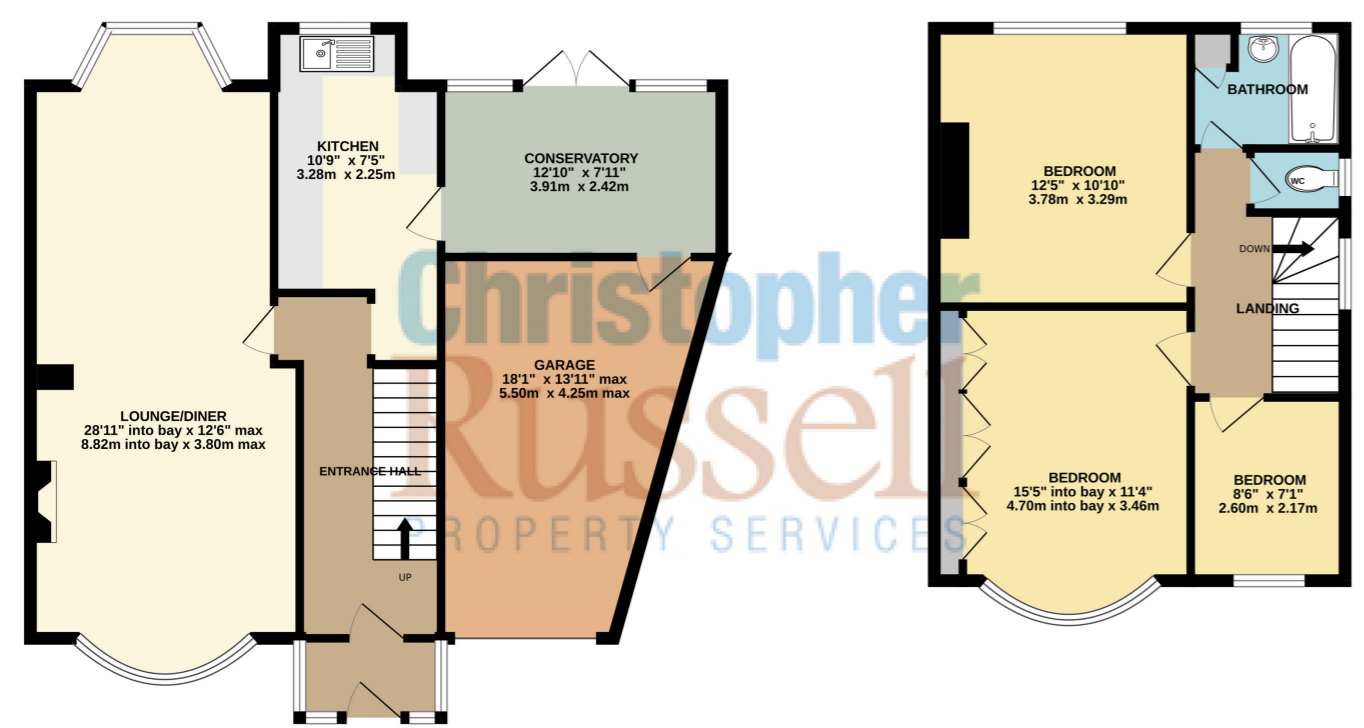
To the front is a driveway providing off street parking.

Council Tax Band E.



GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.

1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 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.
 Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC