



Guide Price £575,000

The Green, Welling, Kent, DA16 2PB

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price £575,000 to £600,000.

A fully extended and stunning five bedroom round bay fronted house which is situated within a very popular location a short walk to several excellent primary and secondary schools and conveniently positioned for Falconwood and Welling Train Stations.

Having undergone a full refurbishment which has been finished to an exceptionally high standard this family property should be viewed to be fully appreciated.

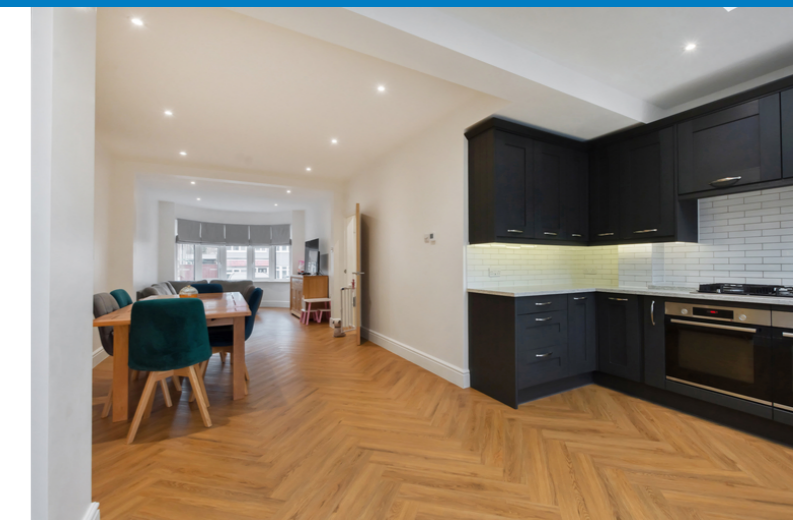
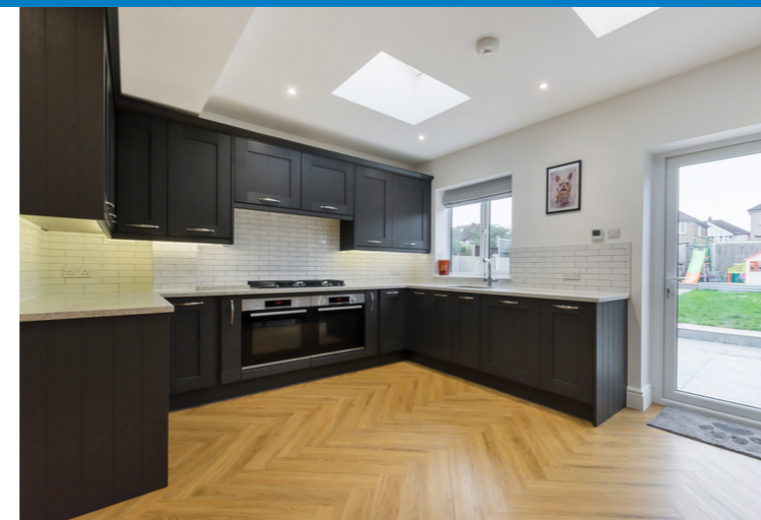
The accommodation on the ground floor comprises; entrance porch, hallway, open planned through lounge into the kitchen/family room and a separate utility room.

The first floor comprises three bedrooms all with pocket doors and a luxury bathroom suite. There a further two double bedrooms and a shower room on the second floor.

Thoughtfully refurbished the property features remote controlled Velux windows, bespoke fitted wardrobes, full rewire, new heating system, new be-spoke fitted kitchen complimented with stone worksurfaces and integrated appliances, new bathroom and shower room suites new floor coverings and pocket door systems on the majority of first and second floor doors.

Outside there is a front driveway providing off street parking for two cars and a South facing rear garden extending approximately 70ft.

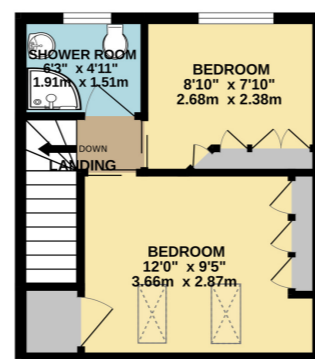
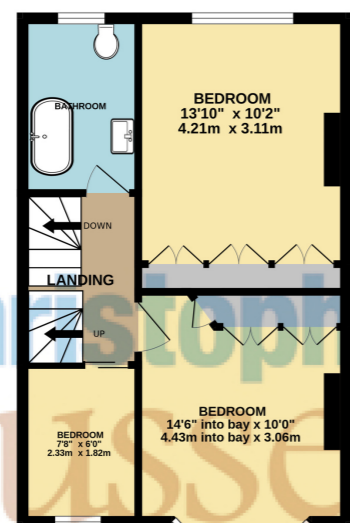
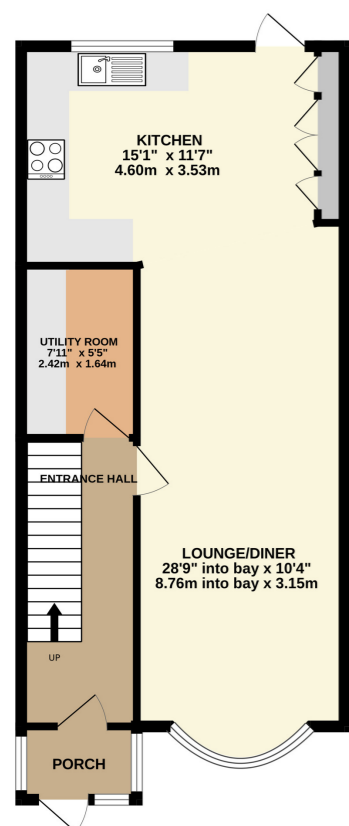
Council Tax Band D.



GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

2ND FLOOR
259 sq.ft. (24.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1273 sq.ft. (118.3 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		81
(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	