



£575,000

Wellington Avenue, Sidcup, Kent, DA15  
9HE

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Four bedroom semi detached house situated in a great location for access to Welling and Sidcup train stations and the local shopping facilities of The Oval.

Presented in very good decorative condition the property, which is offered as end of chain has been extensively extended and now comprises, entrance hall, cloakroom/wc, though lounge, spacious kitchen/diner and a conservatory on the ground floor with four bedrooms, three that are double bedrooms, an en suite shower room and a separate family bathroom.

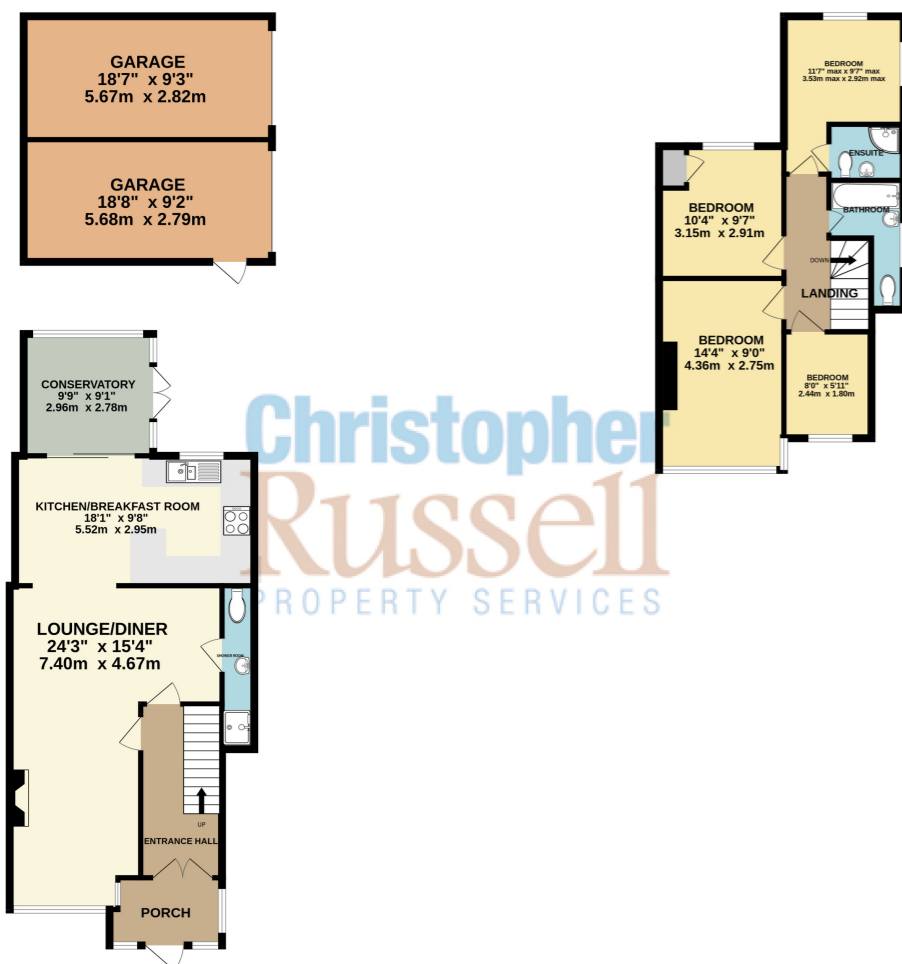
The property features a modern fitted kitchen, modern bathroom and cloakroom, air conditioning unit in the conservatory, off street parking for several cars, paved rear garden and a two garages at the end of the rear garden.

Council Tax Band D



GROUND FLOOR  
1040 sq.ft. (96.6 sq.m.) approx.

1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1523 sq.ft. (141.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	