



**Guide Price £700,000**  
**Falconwood Avenue, Welling, Kent,**  
**DA16 2SN**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price £700,000 to £725,000

Magnificent five bedroom extended chalet style house situated in an extremely popular location very convenient for either Welling or Falconwood train stations and a short walk to Eastcote Primary School.

Presented in excellent decorative condition the property has been modernised throughout and features a superb Cedarwood slatted garden room and a South facing garden.

The versatile accommodation especially on the ground floor comprises; entrance hall, lounge, dining room, kitchen, bedroom 5/study and a shower room. On the first floor are four bedrooms and a family bathroom.

Features include window shutters where fitted, modern fitted kitchen, modern shower room and bathroom, gas central heating and double glazing.

Outside there is a good sized front driveway providing off street parking for several cars and side access.

The South facing rear garden extends approximately 90ft with a stunning garden room with composite decking around. Additional paved patio and a bar.

There is a lawn laid centrally and a decked patio to the rear of the garden.

Council Tax Band F.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	71	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			