



Guide Price £625,000
Darwin Road, Welling, Kent, DA16 2EQ

**Christopher
Russell**
PROPERTY SERVICES



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

Guide Price £625,000 to £650,000.

Four bedroom semi-detached house situated in the very popular ‘Scientist Estate’, 0.3 miles to Welling train station with its excellent connections to Central London and a short walk to local shopping facilities, Hook Lane, Danson Primary and Bexley Grammar Schools.

The accommodation on the ground floor comprises; entrance hall, cloakroom/WC, kitchen breakfast room, through lounge dining room, conservatory and a ground floor bedroom.

On the first floor are three bedrooms and a larger than average family bathroom.

Modernised to a good standard throughout this family home features gas central heating, double glazing, a rear garden mainly laid to lawn with a patio and off street parking for several cars on the front driveway.

Council Tax Band E.



GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.

1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1406 sq.ft. (130.6 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+)	62	80		
A				
(81-91)				
B				
(69-80)				
C	62			
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				