



£425,000

Lyme Road, Welling, Kent, DA16 1RG

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.

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Christopher Russell Property Services

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Guide Price £425,000 to £450,000.

Two double bedroom round bay fronted, semi-detached house situated in a popular location within walking distance to Welling train station, several primary and secondary schools, local amenities, and bus routes with access to Abbey Wood train station serving the Elizabeth Line.

Having been finished to a good standard, the property comprises an entrance hall, dining room, good lounge, and a fitted kitchen. Upstairs there are two large double bedrooms with fitted wardrobes to the main bedroom and a family bathroom.

The good sized rear garden features a patio area leading to lawn and a garage at the end of the garden. There is off street parking to the front for a couple of cars.

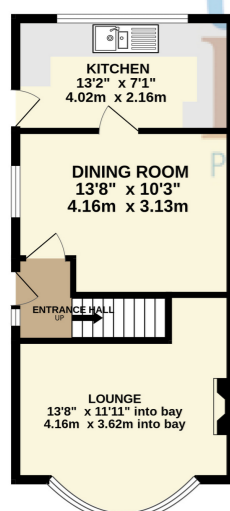
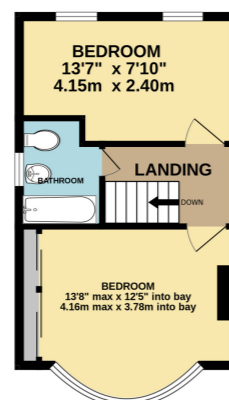
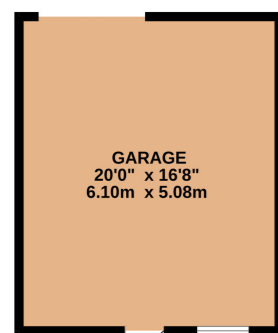
The property features gas central heating and is double glazed throughout.

Council Tax Band D.



GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.

1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1070 sq.ft. (99.4 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		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	