

**Guide Price From £550,000**  
**Welling Way, Welling, Kent, DA16 2RW**

**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.

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

**Christopher Russell Property Services**

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • [sales@christopher-russell.co.uk](mailto:sales@christopher-russell.co.uk)

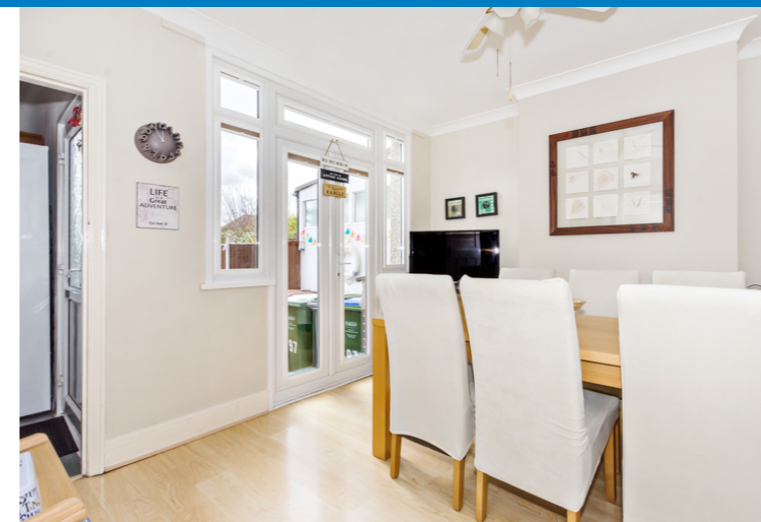
Guide Price From £550,000 to £565,000.

Rarely available Type C chalet style house that offers great potential to extend the first floor accommodation.

The accommodation comprises, hall, lounge, dining room, fourth bedroom, bathroom and large kitchen on the ground floor with three double bedrooms on the first floor.

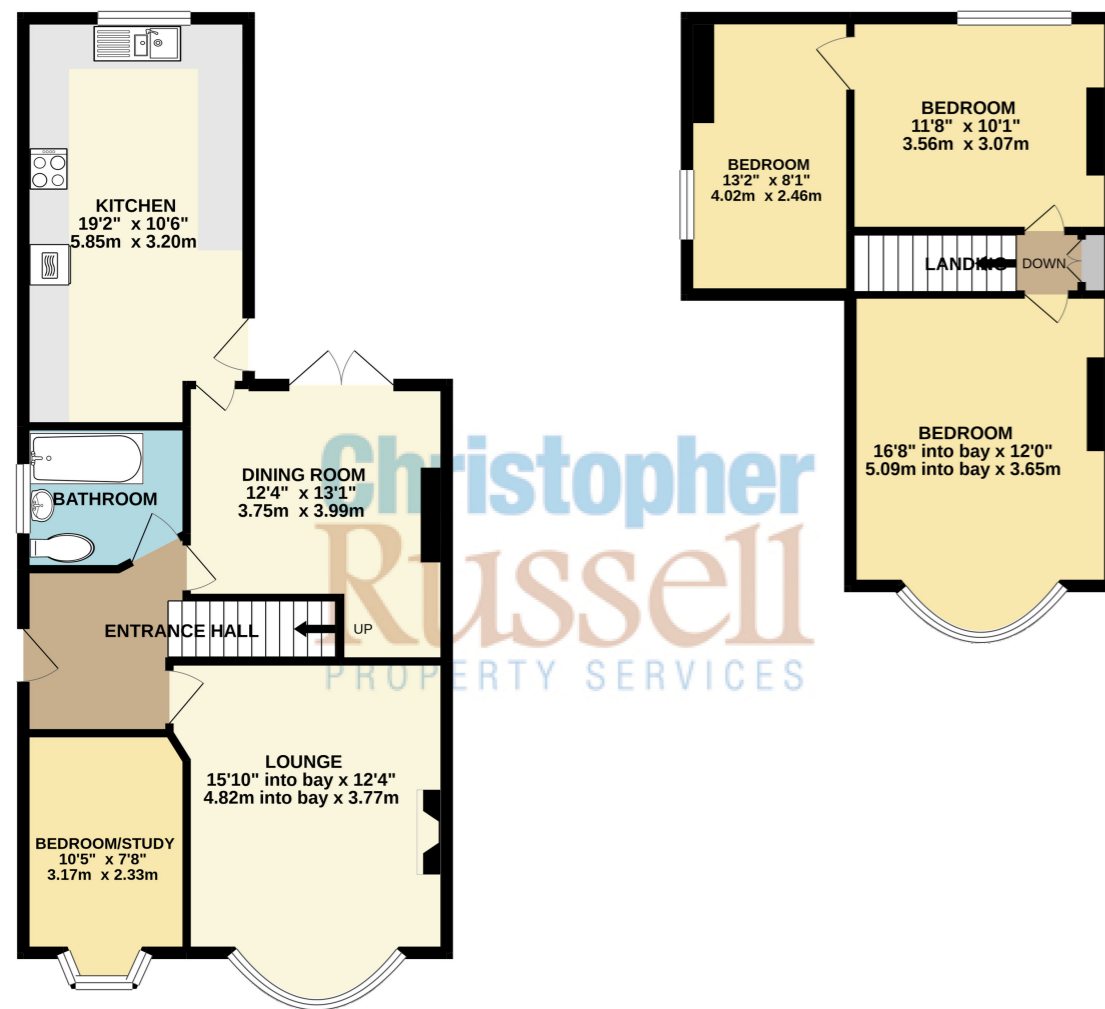
This four bedroom semi detached family home is well situated within a short walk to Welling and Falconwood train stations, Welling High Street, Eastcote Primary Academy and Bexley Grammar Schools.

This well presented property in good decorative condition features a good sized kitchen extension, gas fired central heating, double glazing, large driveway to the front and a rear garden extending approximately 80ft and a detached garage.



GROUND FLOOR  
732 sq.ft. (68.1 sq.m.) approx.

1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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.  
Made with Metropix ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	