



Guide Price £665,000
Cornwall Avenue, Welling, Kent, DA16
2PR

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £665,000 to £675,000.

Beautifully presented, recently refurbished four bedroom semi detached house that has also been recently extended that now creates four double bedrooms and a family bathroom on the first floor with a good sized entrance hall, lounge, utility room, cloakroom and a fantastic open planned kitchen/diner/family room on the ground floor.

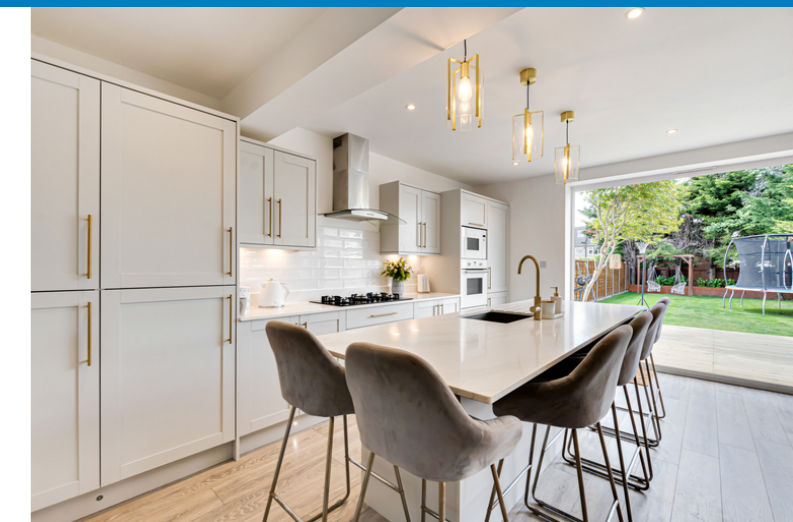
Situated in South Welling, very convenient for Danson Primary School, Bexley Grammar and Harris Academy and a short walk to either Welling or Falconwood train stations.

Having been extensively modernised the property features a new tiled roof, recently fitted and integrated kitchen with granite worksurfaces and island, recently modernised bathroom suite with bath and a separate shower enclosure, new cloakroom and utility room.

The property also features gas central heating and double glazing.

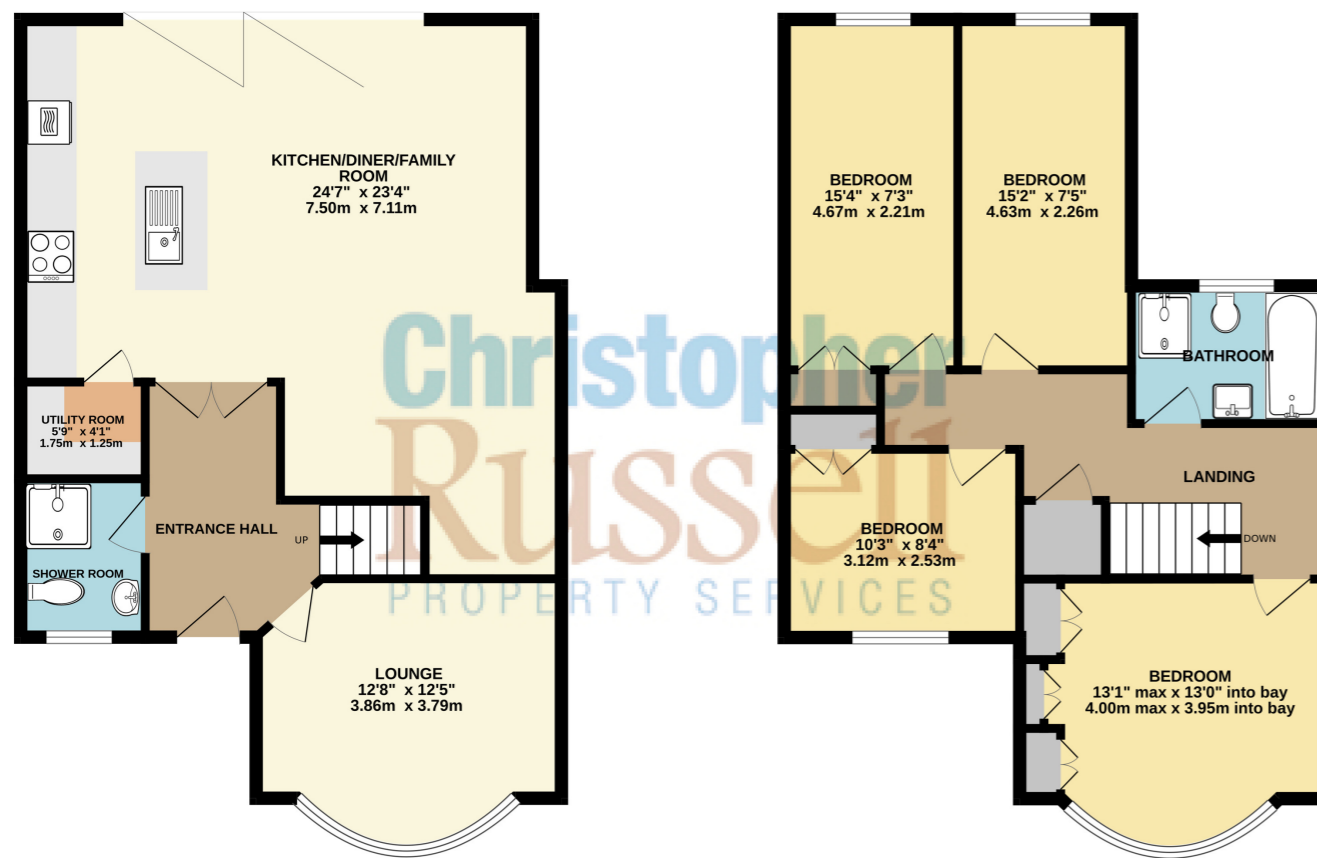
Outside there is off street parking for three cars and a South facing rear garden extending approximately 80ft.

Council Tax Band E.



GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 1409 sq.ft. (130.9 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		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			