



Offers in Region of £650,000
Falconwood Avenue, Welling, Kent,
DA16 2SQ

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

Exceptionally well presented four bedroom semi detached house presented in excellent decorative condition situated in a very popular location convenient for Welling and Falconwood train stations, Eastcote Primary and Bexley Grammar Schools.

The property offers fantastic potential to further extend both upstairs and downstairs (STPP).

Modernised throughout and occupying a wider-than-average plot, the property offers spacious accommodation including a large through-lounge, modern fitted kitchen, ground floor shower/room and an office/fourth bedroom to the ground floor.

To the first floor there are three double bedrooms, and a spacious family bathroom.

The good sized rear garden features a summerhouse and the rear of the garden.

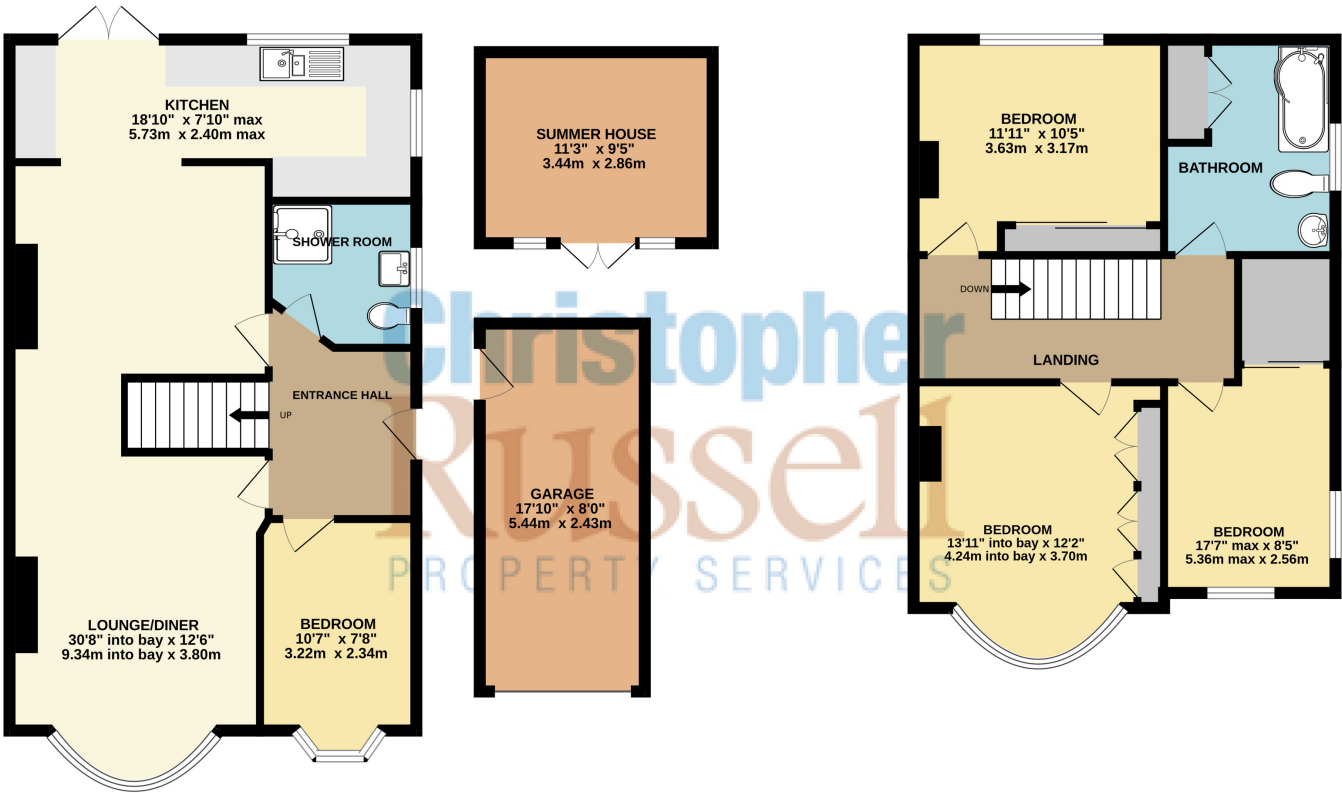
There is off street parking to the front for several cars and a garage to the side.

Council Tax Band E.



GROUND FLOOR
937 sq.ft. (87.0 sq.m.) approx.

1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1516 sq.ft. (140.9 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	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		