



# Guide Price £400,000

## Orchard Road, Welling, Kent, DA16 1QG

**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 £400,000 to £425,000.

A characterful period two double bedroom terraced house, ideally situated just a very short walk from Welling railway station.

This attractive Victorian property retains many original features and further benefits from a ground floor extension with underfloor heating, along with a larger-than-average first floor bathroom.

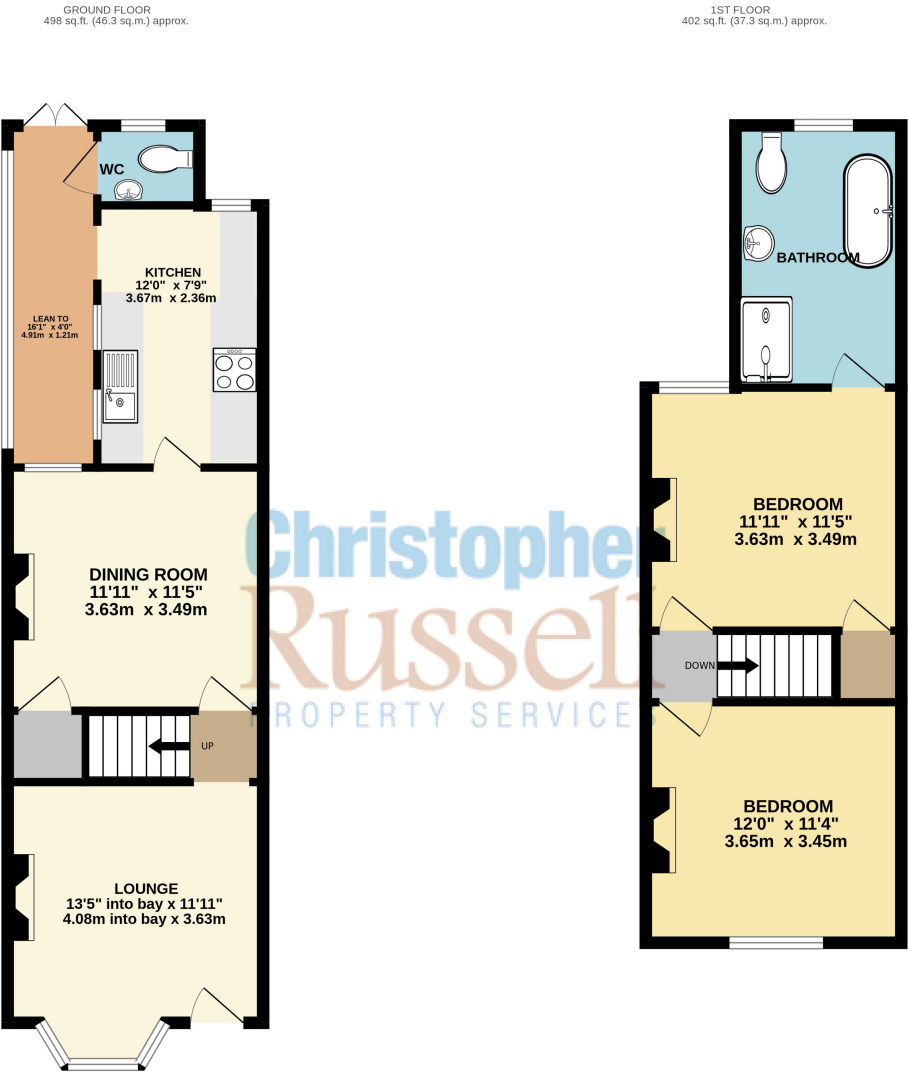
The accommodation comprises an entrance leading directly into the parlour, a dining room, kitchen and a side lean-to providing access to a separate ground floor WC.

To the first floor are two well-proportioned double bedrooms and a generously sized family bathroom.

Externally, the property boasts a landscaped rear garden extending to approximately 35ft, laid mainly to lawn, providing an ideal space for outdoor relaxation and entertaining.

Council Tax Band C.

Agents Note: Material Information is available online as brochure 2 below.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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.  
Made with Metropix ©2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	59	73
EU Directive 2002/91/EC		
England, Scotland & Wales		