

Guide Price £700,000

**Buckingham Avenue, Welling, Kent,
DA16 2LX**

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price £700,000 to £725,000.

A beautifully presented four bedroom extended semi-detached chalet style house situated in a prime South Welling location convenient for Bexley Grammar and Danson Primary School and Welling train station.

The property has been extended and renovated to an extremely high standard and offers an abundance of natural light throughout.

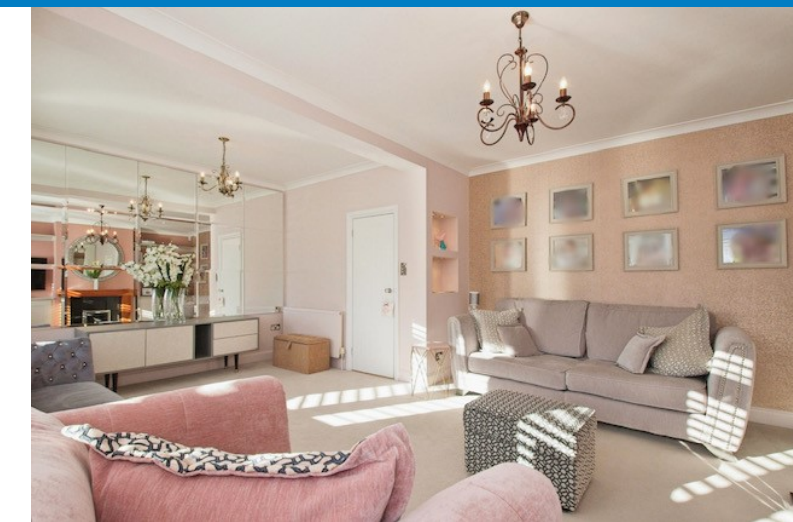
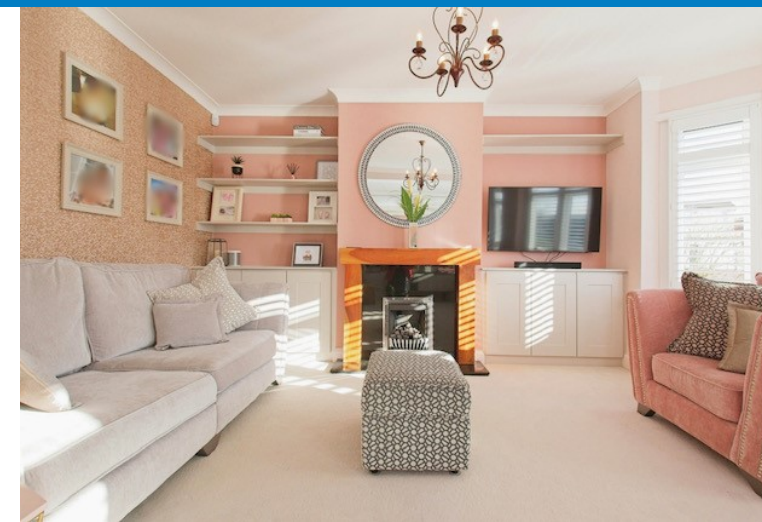
The accommodation comprises; entrance hall, lounge, shower room with underfloor heating, open plan modern fitted kitchen/diner with underfloor heating, granite worktops and breakfast bar. There are four double bedrooms and a modern fitted family bathroom on the first floor.

To the front there is off street parking for several cars. There is a double length garage with electric roller door, lighting and power.

To the rear is a south facing garden which features an insulated outbuilding complete with integrated fridge and storage.

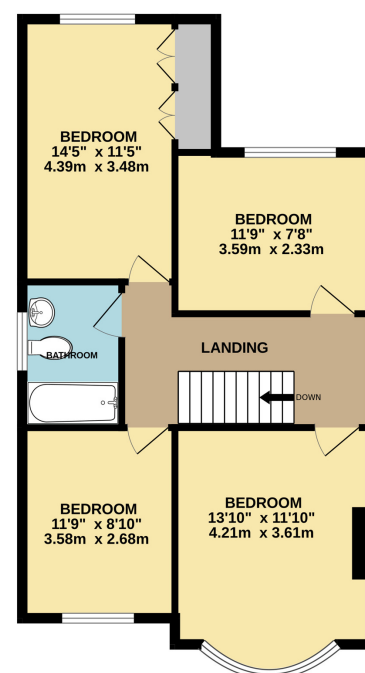
Situated in a sought after location a short walk to Welling High Street which offers a plethora of shops and restaurants, and Welling train station with direct services into London Cannon Street, Charing Cross and Victoria. Bexley Grammar and Danson Primary are also a short walk away.

Council Tax Band E.

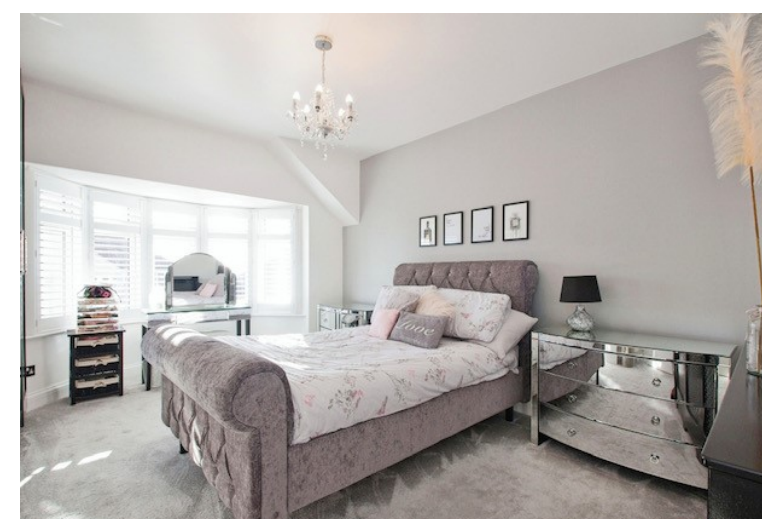
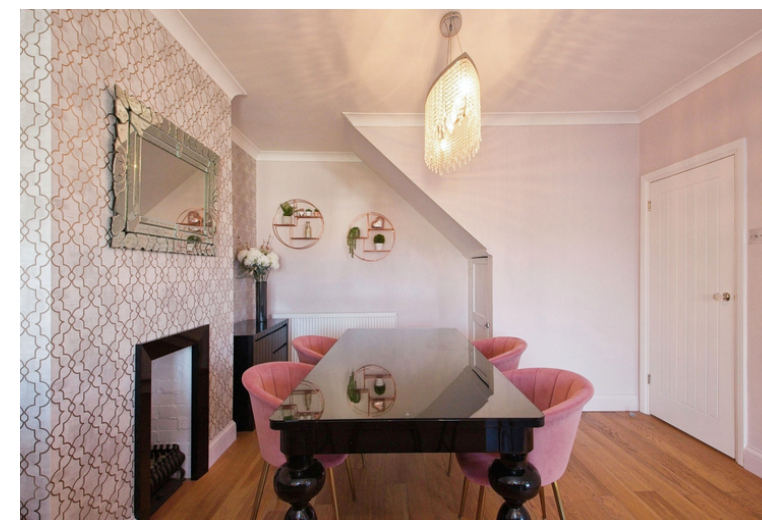


GROUND FLOOR

1ST FLOOR



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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|---------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | EU Directive 2002/91/EC | |
| | | England, Scotland & Wales | |

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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