

Guide Price From £400,000

Ingleton Avenue, Welling, Kent, DA16  
2JU

**Christopher  
Russell**  
PROPERTY SERVICES



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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

Guide Price From £400,000 to £425,000.

Two/three bedroom, two bathroom semi detached house with more potential to extend to the side and on top of the rear ground floor extension.

Situated in a very popular location, very convenient for Danson and Hook Primary Schools, Bexley Grammar school, Danson Park and within walking distance to Welling mainline train station.

Presented in good decorative condition, this impressive family home offers versatile accommodation that currently comprises, two bedrooms and a family shower room on the first floor, a spacious through lounge/diner, extended kitchen, third bedroom with an en suite on the ground floor.

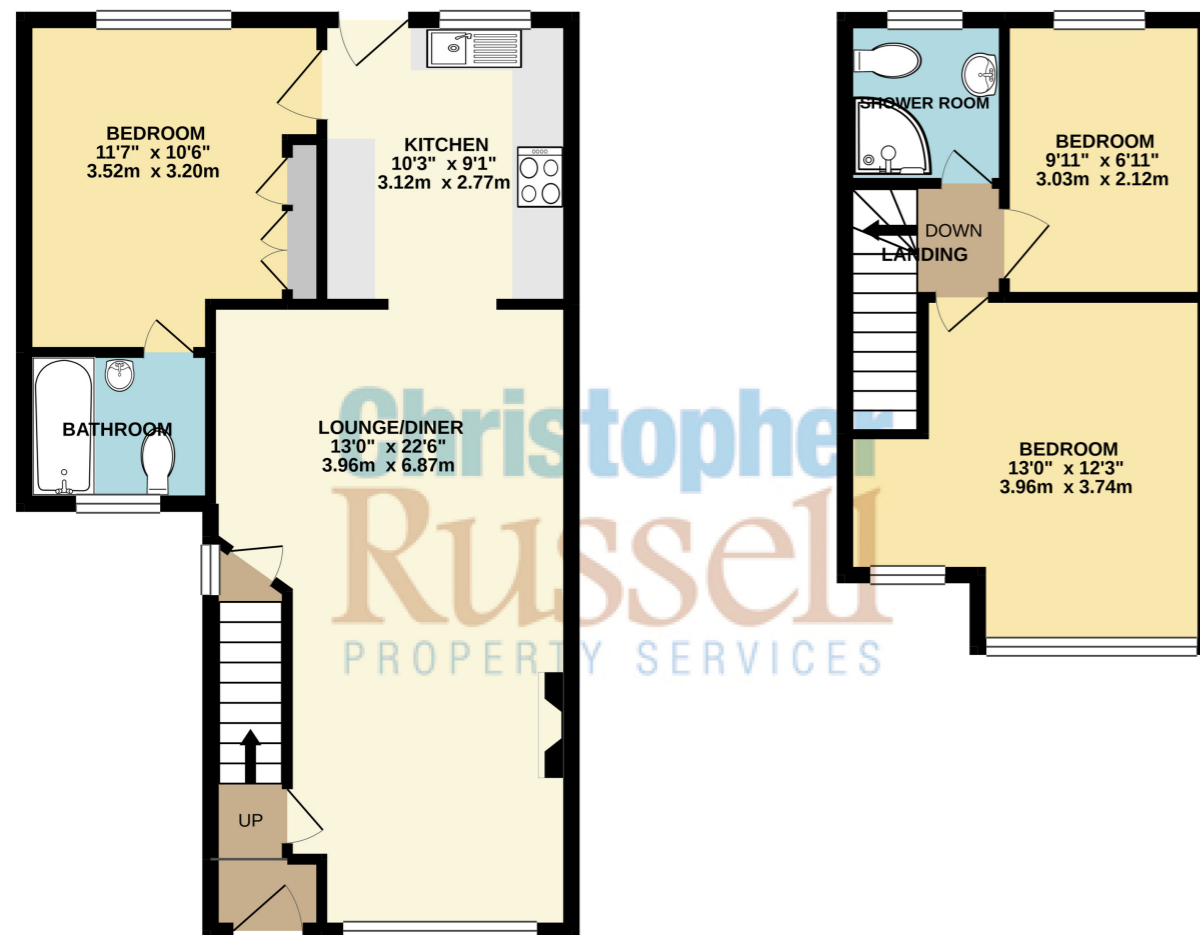
Features include gas central heating, double glazing, modern fitted kitchen and shower room.

Outside there is a driveway providing of street parking and a rear garden extending approximately 60ft.



GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.

1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



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TOTAL FLOOR AREA : 818 sq.ft. (76.0 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			