



**Central Avenue, Welling**  
**£625,000 Freehold**

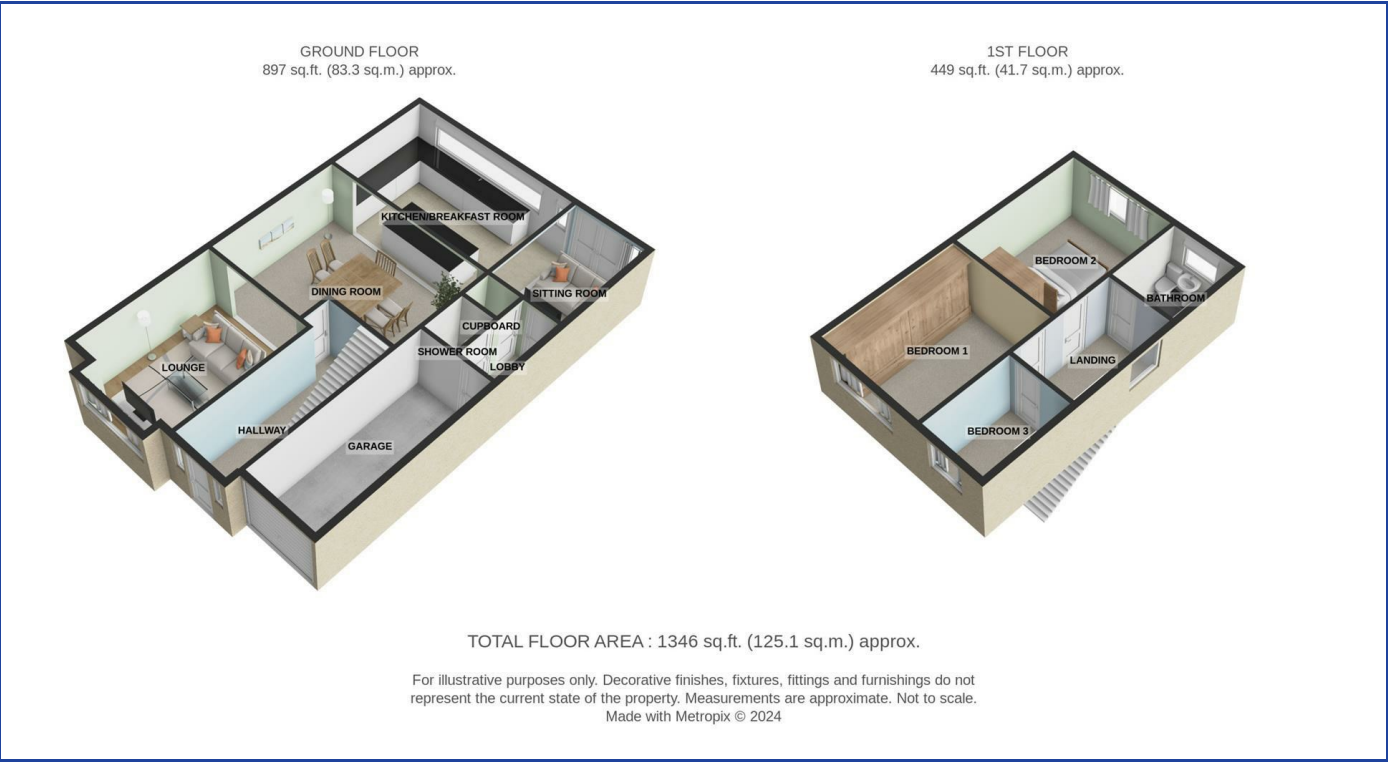




STATION NEARBY Parris Residential are delighted to offer this impressive ground floor extended three bedroom semi-detached family house with garage, driveway and 100' approx approx rear garden. The main feature of the house is of course the Kitchen, Breakfast Room & Living room extension with overhead Velux windows giving a really feeling of space & light. Stepping out of the rear you will find an amazing patio area laid in Indian sandstone. Further features include a ground floor Shower room & W.C. and there is also a first-floor family bathroom. Welling train station can be found quite literally around the corner as can the vast array of shops and supermarkets on Bellegrove Road & Welling High Street. If you are looking for secondary schools, Bexley Grammar School, Harris Academy Falconwood and Welling School are all within walking distance. Your inspection is highly recommended.

Council Tax Band D | EPC Band D





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>		82	(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.





**Hallway 16'1 x 5'8 (4.90m x 1.73m)**

**Lounge & dining area - L-Shape 27'7 max x 17'3 max (8.41m max x 5.26m max)**

**kitchen breakfast room & living room 24'6 x 10'7 (7.47m x 3.23m)**

**lobby leading to garage**

**shower room & W.C. 4'5 x 3'4 (1.35m x 1.02m)**

**landing**

**bedroom one 12'4 x 11'0 (3.76m x 3.35m)**

**bedroom two 13'3 x 10'5 (4.04m x 3.18m)**

**bedroom three 8'6 x 6'6 (2.59m x 1.98m)**

**bathroom 7'1 x 7'0 (2.16m x 2.13m)**

**rear garden 103' approx (31.39m approx)**

**garage to side 17'7 x 7'5 (5.36m x 2.26m)**

**driveway for two vehicles**

