

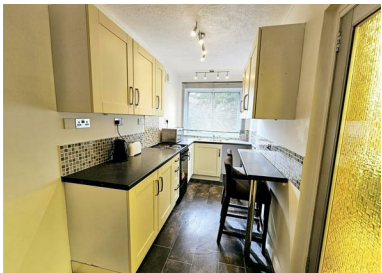
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



CUMBERLAND AVENUE

WELLING DA16 2QA

£1,900 Per month



22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk  
www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





AVAILABLE IMMEDIATELY

Nestled on the charming Cumberland Avenue in Welling, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and professionals alike. Recently decorated throughout, the property boasts a fresh and inviting atmosphere, ready for you to make it your own.

Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The house features one generously sized bedroom, complemented by two smaller bedrooms, making it ideal for a growing family or those in need of a home office. The layout is practical and functional, ensuring that every space is utilised effectively.

The property also includes a well-appointed bathroom, catering to the needs of the household. A notable advantage of this home is the car port, providing convenient off-street parking, a valuable asset in today's busy world.

Situated in a great location, this residence is in close proximity to reputable schools, making it an excellent choice for families with children. The surrounding area offers a blend of local amenities, parks, and transport links, ensuring that you are well-connected to the wider community.

In summary, this three-bedroom semi-detached house on Cumberland Avenue is a wonderful opportunity for those seeking a comfortable and well-located home. With its recent renovations and practical features, it is sure to appeal. Don't miss the chance to view this lovely property and envision your future here.

EPC D  
COUNCIL TAX BAND D  
AVAILABLE 21st NOVEMBER

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## CUMBERLAND AVENUE

WELLING DA16 2QA

- 3 BEDROOM SEMI DETACHED
- DRIVEWAY
- EPC D
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND D
- NEWLY DECORATED

