

9 Gloucester Avenue, Welling, DA16 2LL

Offers In Excess Of £625,000

- Four Bedrooms
- 19' Garden Room
- Off Street Parking
- Semi Detached House
- Walk In Wardrobe
- EPC Rating D

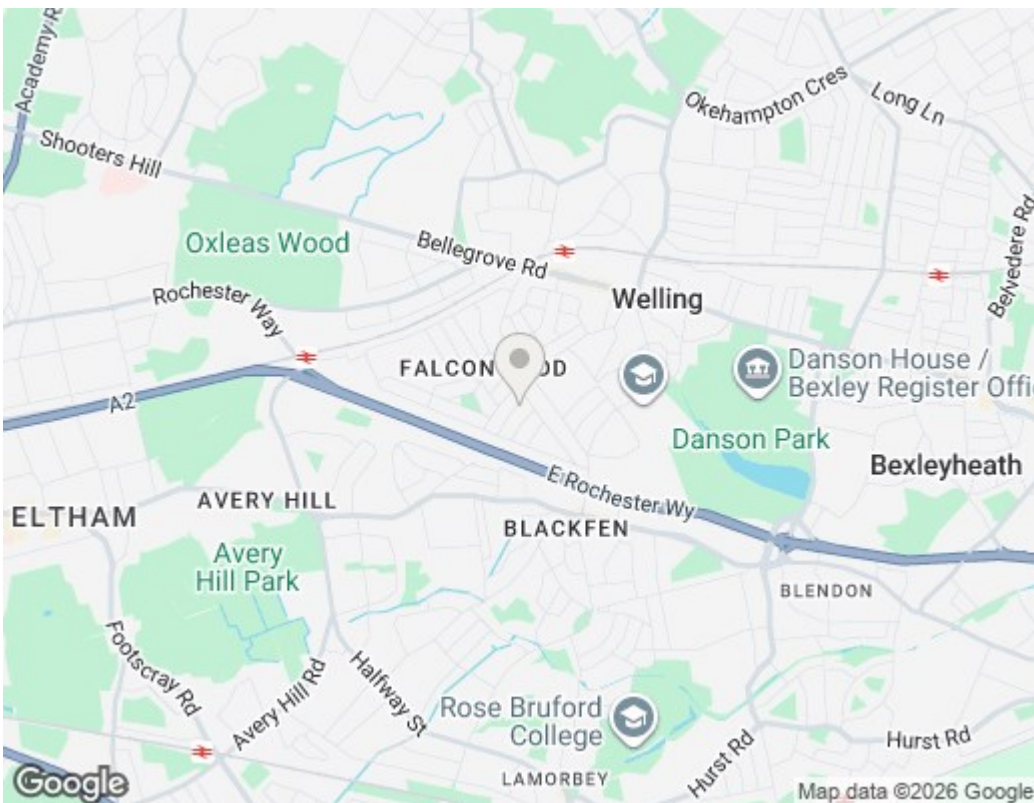
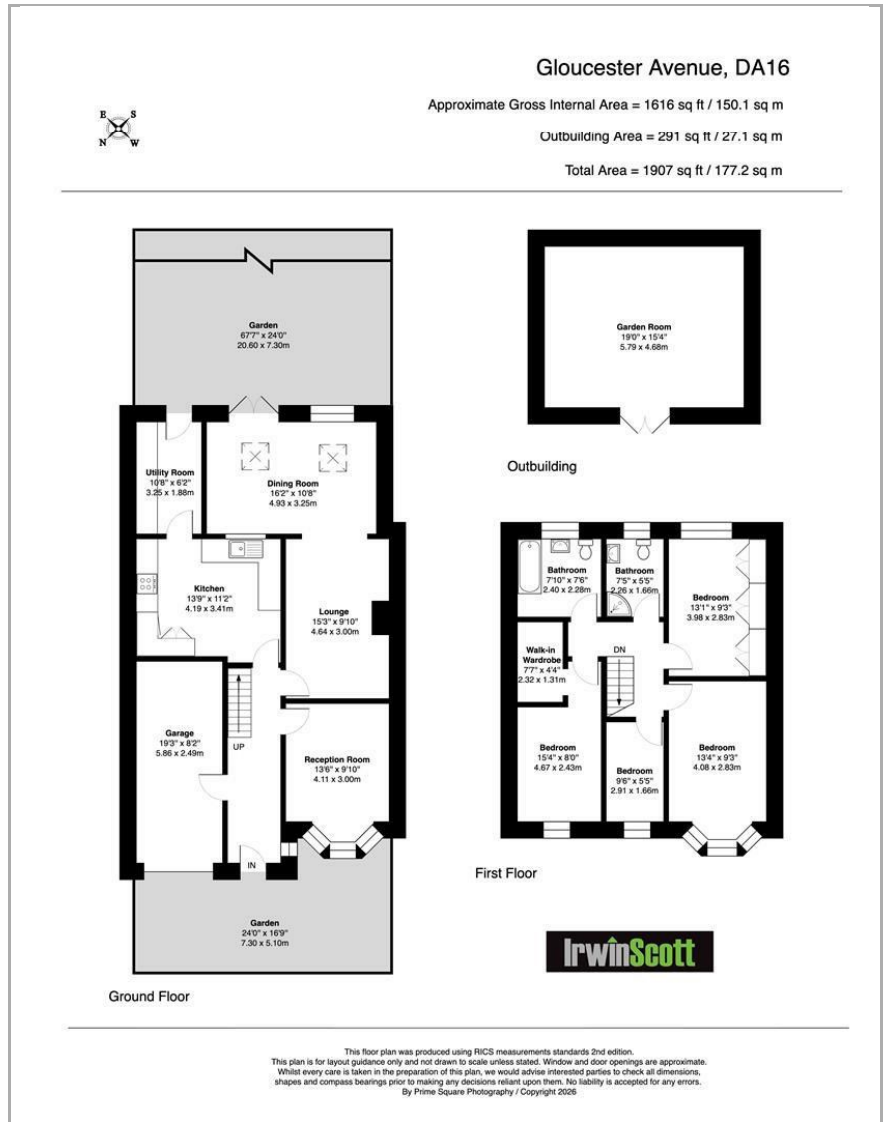
# 9 Gloucester Avenue, Welling DA16 2LL

A hugely improved and creatively extended four bedroom semi detached house located along one of the areas most popular roads. Spreading across a total area of over 1900 sqft, the expansive accommodation includes three reception rooms, a kitchen with separate utility room and a large integral garage. The first floor has four bedrooms, two bathrooms and a walk in wardrobe. At the end of the approximately 70ft low maintenance rear garden you will find a 19x 15'4 garden room which has endless possibilities for its use. A great opportunity to purchase an ideal family home.



Council Tax Band: E





## Viewings

Viewings by arrangement only.  
Call 0208 859 1100 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	