

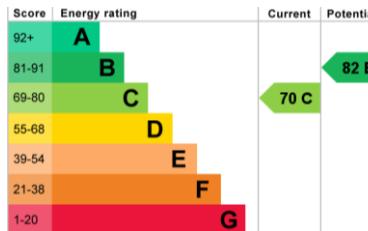


CAVENDISH AVENUE WELLING KENT  
DA16 2EP  
GUIDE PRICE: £700,000 - £725,000 | Freehold

Park Estates are delighted to present this exceptional four-bedroom extended semi-detached home, enviably positioned in one of Welling's most sought-after locations. Perfectly placed for families, the property enjoys close proximity to highly regarded schools, the open spaces of Danson Park, the vibrant amenities of Welling High Street, and excellent transport links including Welling Station. This superb home has been thoughtfully extended and beautifully maintained, offering generous and versatile living accommodation. The ground floor comprises an inviting entrance porch and hallway, a convenient guest cloakroom, two elegant reception rooms, and a stunning open-plan kitchen, dining, and living area with bi-folding doors opening onto the garden. A utility room and dedicated study further enhance the practicality of the layout. Upstairs, a luxury fitted bathroom serves four well-proportioned bedrooms, each designed with comfort in mind. Externally, the property boasts a private driveway with off-street parking for up to three vehicles, while the secluded rear garden provides a tranquil retreat complete with an outbuilding, ideal for a variety of uses. Additional benefits include double glazing, gas central heating, and the seamless integration of modern design with family-friendly functionality. This is a rare opportunity to acquire a home of such quality in a prime Welling location. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

Local Authority: Bexley

Council Tax Band: E



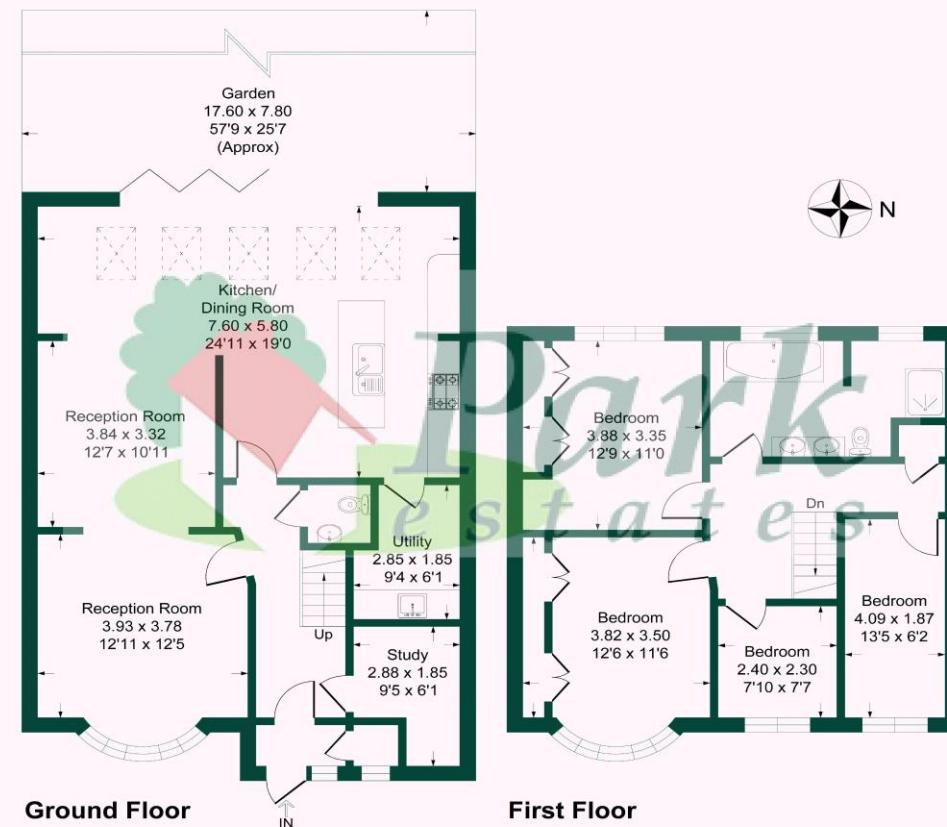
  
**Park**  
*estates*  
**01322 553322**

60-62 High Street, Bexley, Kent DA5 1AH  
[bexley@parkestates.co.uk](mailto:bexley@parkestates.co.uk)  
[www.parkestates.co.uk](http://www.parkestates.co.uk)

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.

## Cavendish Avenue, DA16

Approximate Gross Internal Area = 150.1 sq m / 1616 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix