



VILLAGE ESTATES

• EST. 1993 •

93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com



Email: sidcup@village-estates.com



GARAGE

MINIMAL ASSOCIATED COSTS

VERY CLOSE TO AMENITIES

LEASE TERM OVER 900 YEARS

PRIVATE REAR GARDEN

KITCHEN/BREAKFAST ROOM



26a Churchfield Road
Welling, DA16 2AA

**Guide Price £325,000-
£350,000**

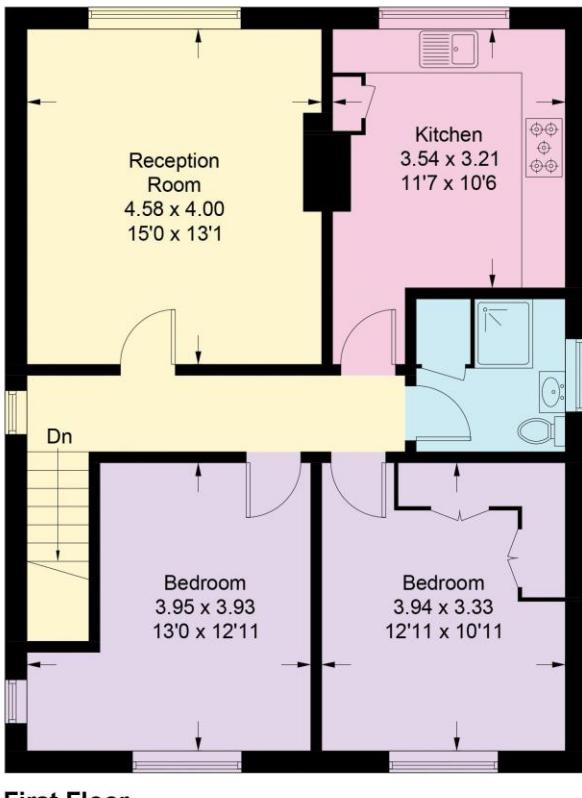
A very well proportioned two bedroom first floor maisonette situated in an ideal location just moments away from WELLING HIGH STREET and mainline station. The property benefits from a SPACIOUS LOUNGE and kitchen that overlooks your very own PRIVATE REAR GARDEN and school playing fields.

EPC RATING: C

TENURE: Leasehold

COUNCIL TAX BAND: C

LEASE TERM: Not Applicable

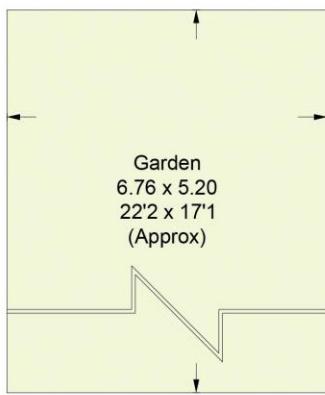
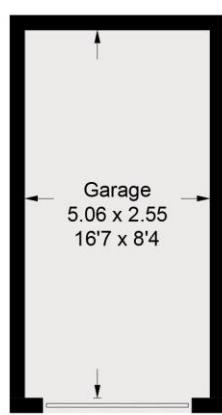


Churchfield Road, Welling, DA16

Approximate Gross Internal Area = 76.5 sq m / 823 sq ft

Garage = 12.9 sq m / 139 sq ft

Total = 89.4 sq m / 962 sq ft



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan 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. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.