



VILLAGE ESTATES

• EST. 1993 •

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TWO BED 1930'S SEMI-DETACHED

BEXLEY GRAMMAR SCHOOL & DANSON PARK NEARBY

POTENTIAL TO EXTEND

CLOSE TO WELLING MAIN LINE STATION

OFF ROAD PARKING FOR TWO CARS

WEST FACING REAR GARDEN WITH OUTBUILDING



42 Birch Grove
Welling, DA16 2JW

**Offers in the Region Of
£425,000**

Two bedroom semi-detached house located close to BEXLEY GRAMMAR SCHOOL, Danson Park and within walking distance to WELLING TRAIN STATION. We feel this would be an ideal family home with a west facing rear garden with outbuilding, OFF STREET PARKING for two cars and an array of amenities close by.

EPC RATING: D

TENURE: Freehold

COUNCIL TAX BAND: D

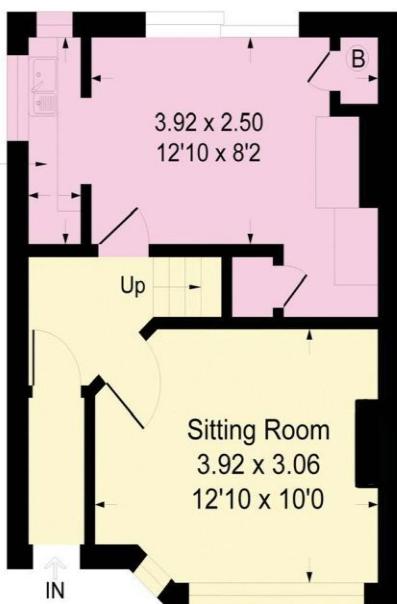
LEASE TERM: Not Applicable



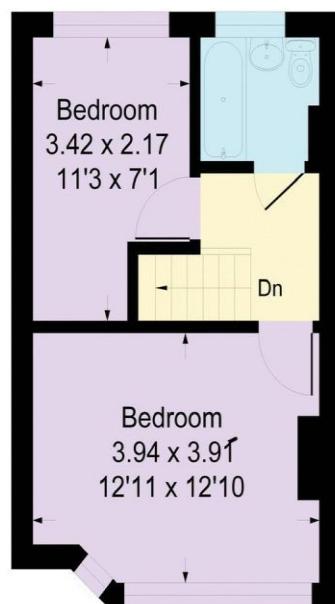
Approximate Gross Internal Area = 56.7 sq m / 611 sq ft

Outbuilding = 17.5 sq m / 189 sq ft

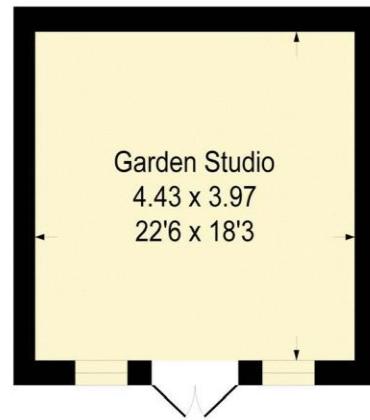
Total = 74.2 sq m / 800 sq ft



First Floor



First Floor



Outbuilding

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.