

VILLAGE ESTATES

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**WITHIN 15 MINUTES WALK OF
WELLING TRAIN STATION**

POTENTIAL TO EXTEND (STPP)

MODERN KITCHEN & BATHROOM

BEXLEY GRAMMAR WITHIN 0.2 MILES

DRIVEWAY FOR 2 CARS

STUNNING 96FT REAR GARDEN



28 Birch Grove
Welling, DA16 2JW

Guide Price £350,000-£375,000

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Located within 15 minutes walk of Welling mainline train station and local high street, Village Estates are delighted to offer this immaculately presented two bedroom semi-detached house with further scope to extend and situated within the ever popular South side of Welling.

ENTRANCE HALL:

LOUNGE: 12' 11" x 10' 4" (3.93m x 3.15m)

KITCHEN DINER: 17' 3" x 11' 4" *to under stairs* (5.25m x 3.45m)

LANDING:

MASTER BEDROOM: 13' 0" *into wardrobes* x 10' 7" (3.96m x 3.22m)

BEDROOM 2: 11' 4" x 7' 2" (3.45m x 2.18m)

REAR GARDEN: 96' 0" x 22' 0" (29.24m x 6.70m)

EXTERNAL: Driveway to front for 2 cars, side alley way.

DISCLAIMER: Village Estates (Sidcup) declares that there is a personal interest with this property, one of the employees working for Village Estates (Sidcup) is related to the owner of this property.

CURRENT ENERGY EFFICIENCY RATING 'TBC'

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.