



Guide Price £550,000 Freehold



Birch Grove, Welling



PROPERTY DESCRIPTION

GUIDE PRICE £550,000 - £575,000 • RE/MAX SELECT are delighted to offer for sale this immaculate, extended 1930s semi-detached house, close to schools, amenities and transport links, including Welling Station. This stunning property comprises 3 bedrooms, a large open-plan kitchen/living/dining room, downstairs cloakroom, and upstairs family bathroom. Further benefits include double glazing, gas central heating, porch, large workshop, 70ft (approx) rear garden, and off street parking for 2 cars.

Total Internal Area approx: 1,287.57 sq ft (119.62 sq m).

FEATURES

- Extended semi-detached house
- 3 bedrooms
- Large open-plan kitchen / living / dining room
- Downstairs cloakroom
- Upstairs family bathroom
- Large workshop
- 70ft (approx) garden
- Double glazing & gas central heating





ROOM DESCRIPTIONS

GROUND FLOOR

Porch

Tiled flooring, uPVC double glazed door, double glazed windows.

Open-Plan Kitchen / Living Room / Dining Room

10.32m x 5.02m (33' 10" x 16' 6")

Living Room / Dining Room Area

Engineered wood flooring with underfloor heating; log-burner; dual-aspect double glazed windows with venetian blinds; understairs storage.

Kitchen Area

Porcelain tiled flooring with underfloor heating; range of soft-closing wall and base units with quartz worktops and tiled splashback; island with soft-closing base units and quartz worktop; fitted oven/grill, fitted 5-ring gas hob, stainless steel extractor hood, integrated fridge/freezer, integrated dishwasher, integrated washing machine, double glazed windows; double glazed tinted bi-fold doors.

Cloakroom

Tiled flooring, tiled walls; vanity unit with wash-hand basin; w/c, extractor fan, double glazed window.

FIRST FLOOR

Landing

Carpeted, radiator, double glazed stained glass window; access to loft.

Bedroom

5.02m x 3.15m (16' 6" x 10' 4") Carpeted, radiator, double glazed windows.

Bedroom

3.08m x 2.99m (10' 1" x 9' 10") Carpeted, radiator, double glazed window.

Bedroom

3.43m x 2.25m (11' 3" x 7' 5") Carpeted, radiator, double glazed window.



Family Bathroom

2.12m x 1.70m (6' 11" x 5' 7") Tiled flooring, tiled walls; bath with both filler and mixer taps, and separate thermostatic shower over; vanity unit with wash-hand basin; w/c, heated towel-rail, extractor fan, double glazed window.

EXTERNAL

Front Garden

Off street parking for 2 cars.

Rear Garden

Approximately 70ft; patio, lawn, mature flowerbeds, outdoor tap, outdoor powerpoint; side access.

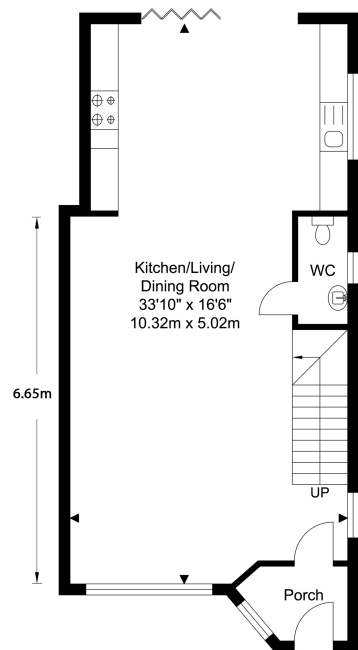
Workshop

5.30m x 4.93m (17' 5" x 16' 2") Electrical power and lighting; double glazed windows, double glazed french doors.

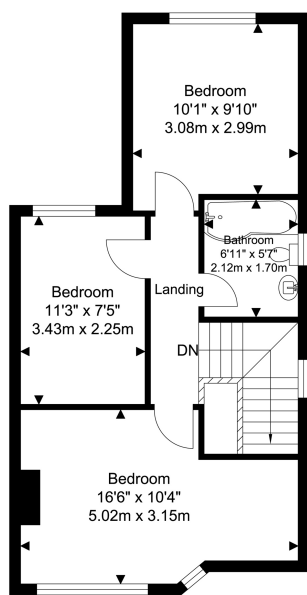
Information:

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.9 miles (approx) to Welling Station (direct to 5 London Terminal stations)
- 2.9 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 0.4 miles (approx) to Danson Park & Lake
- 2.0 miles (approx) to Broadway Shopping Centre
- Council Tax: Band D

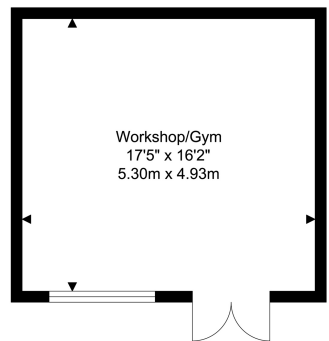
FLOORPLAN



Ground Floor
Approximate Floor Area
551.97 SQ.FT.
(51.28 SQ.M.)



First Floor
Approximate Floor Area
454.34 SQ.FT.
(42.21 SQ.M.)



Outbuilding
Approximate Floor Area
281.26 SQ.FT.
(26.13 SQ.M.)

TOTAL APPROX FLOOR AREA 1287.57 SQ. FT / 119.62 SQ. M
For Identification Purposes Only.

