



Guide Price From £550,000

Birch Grove, Welling, Kent, DA16 2JN

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price £550,000 to £565,000.

Beautifully presented three/four bedroom extended semi detached house that has been subject to a lot of modernisation and finished to a very good standard.

Situated in a sought after location, very convenient for Welling train station, Danson Primary and Bexley Grammar Schools.

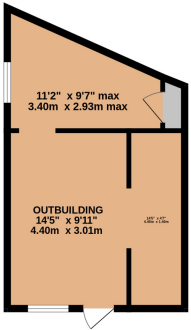
Offered with no onward chain the accommodation comprises on the ground floor ; hallway, lounge, open planned kitchen/diner with a conservatory leading off the kitchen. In addition there is another room that offers so much versatility as a reception room/bedroom/office from home or children's playroom which also features an en-suite shower room. The first floor comprises three bedrooms and a family bathroom.

Externally the property has a good sized driveway to provide off street parking for at least two cars and a south facing rear garden extending approximately 100ft. There is a good sized decked area that features composite decking and lawn. At the end of the garden is a large detached workshop/cabin.

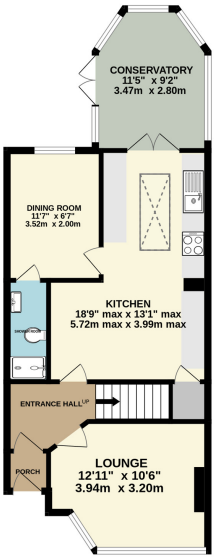
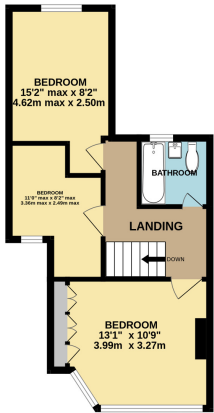
Council Tax Band D.



GROUND FLOOR
902 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		