



Birch Grove | South Welling, Kent, DA16 2JN



Guide Price: £425,000 - £450,000

Freehold

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Birch Grove, South Welling

A well presented TWO BEDROOM SEMI-DETACHED home located on the popular 'South' side of Welling, Convenient for Danson Park, Bexley Grammar school and Welling mainline station.

Property Features

- Council Tax: D
- EPC Rating: To be confirmed
- 13FT LOUNGE
- 13FT DINING ROOM
- GROUND FLOOR WC
- FIRST FLOOR BATHROOM
- DOUBLE GLAZED/CENTRAL HEATING
- OFF STREET PARKING
- GARDEN



Interior

Entrance Hall: Double glazed door to front, double glazed windows to side and carpet as fitted.

Lounge: 4.04m x 3.28m (13'3" x 10'9") Double glazed bay window to front and carpet as fitted.

Dining Room: 4m x 3.43m (13'1" x 11'3") Double glazed window to side and carpet as fitted. Opening to kitchen.

Kitchen: 2.72m x 2.54m (8'11" x 8'4") Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven, hob and filter hood. Integrated dishwasher, washing machine and fridge freezer. Double glazed windows to rear, tiled flooring and double glazed door to rear.

Ground Floor WC: Fitted with a two piece suite comprising of vanity wash hand basin, low level, vinyl flooring double glazed window to rear.

Landing: Carpet as fitted and loft access.

Bedroom 1: 4m x 3.33m (13'1" x 10'11") Double glazed bay window to front and carpet as fitted.

Bedroom 2: 3.48m x 2.24m (11'5" x 7'4") Double glazed window to rear, storage cupboard and carpet as fitted.

Bathroom: Fitted with a three piece suite comprising of vanity wash hand basin, low level wc and panelled bath with shower over. Chrome style heated towel rail, part tiled walls, vinyl flooring and double glazed window to rear.

New to Market

Property awaiting floorplan





Exterior

Garden: Mainly laid to lawn with patio area. Pagoda, shed and gate to side.

Summer House

Parking: Driveway providing off street parking to front. Shared access to side.

Additional Information

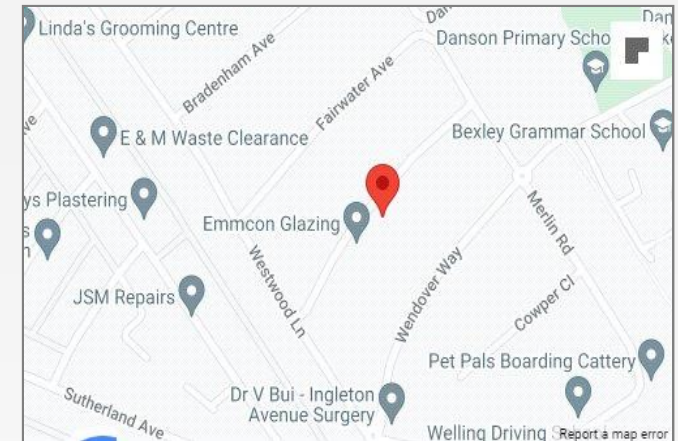
Please note that shared side access is subject to legal verification.

Welling has been a favoured town for many years, with access to Bexley borough's four grammar schools as well as the 78-hectare Danson Park, with its historic house, boating lake, sports pitches, splash park and pub.

The town's heart is in the High Street, where you'll find shops, pubs, restaurants and the mainline train station, with its direct trains to London. Don't miss Crook Log Leisure Centre – Welling's sports and pool complex.

Property Location

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**FOR MORE INFORMATION
CONTACT US TODAY.**

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