



Bradenham Avenue, Welling, DA16 2JG
Guide price £450,000 Freehold

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The Homes Group are delighted to present to the market this two/three bedroom semi-detached house offered to the market with no chain that is ideally located for Bexley Grammar School. The extended accommodation includes two reception rooms, a good-sized kitchen on the ground floor with the bathroom and bedrooms (two interconnecting) upstairs. Externally there is a utility room/cloakroom and an array of outbuildings including a workshop, summerhouse, garage and sheds. To the front of the home is the double driveway offering parking for two cars.

Entrance Porch

Entrance Hall

Living Room

13' x 10'7" into bay (3.96m x 3.23m into bay)

Dining Room

13' x 8'1" (3.96m x 2.46m)

Kitchen

10'4" x 10' (3.15m x 3.05m)

Landing

Bedroom One

13' x 10'7" into bay (3.96m x 3.23m into bay)

Bedroom Two

11'9" x 7' (3.58m x 2.13m)

Bedroom Three

10'4" x 8'3" to wardrobes (3.15m x 2.51m to wardrobes)

Outside Utility/WC

10'4" x 3'6" (3.15m x 1.07m)

Bathroom

Garden

Garage

Parking

Tenure: Freehold

Council Tax: Band D





Ground Floor

Approx. 43.9 sq. metres (472.9 sq. feet)

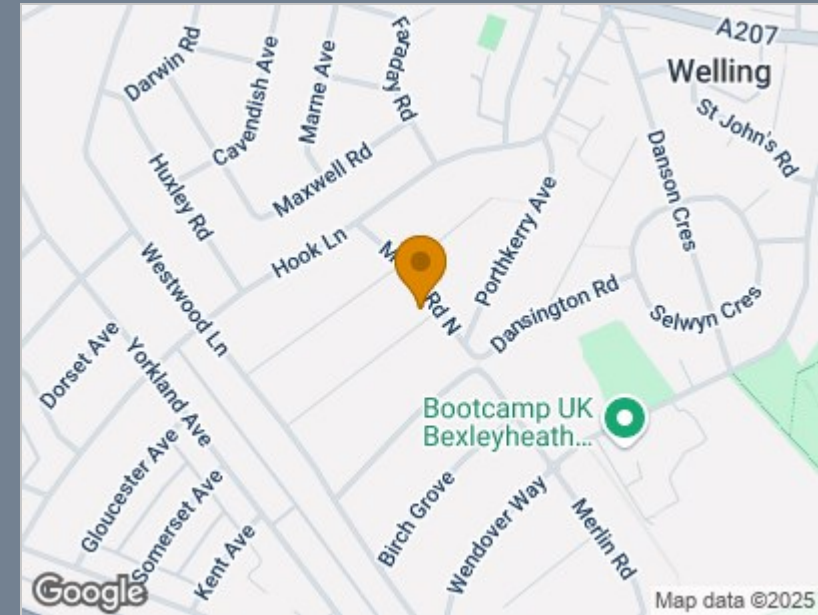


First Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



Total area: approx. 80.9 sq. metres (871.2 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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