



*** GOOD SIZED THREE BEDROOM HOME ***

*** CLOSE TO ST. STEPHENS PRIMARY SCHOOL * GARAGE TO SIDE ***

*** VERY CLOSE TO WELLING STATION * TRANQUIL CUL-DE-SAC OF 4 HOUSES ***

*** CLOSE TO LOCAL SHOPS & AMENITIES * OFF ROAD PARKING TO FRONT ***

*** SIDE GARDEN AND REAR COURTYARD * VIEWING HIGHLY RECOMMENDED * TWO**



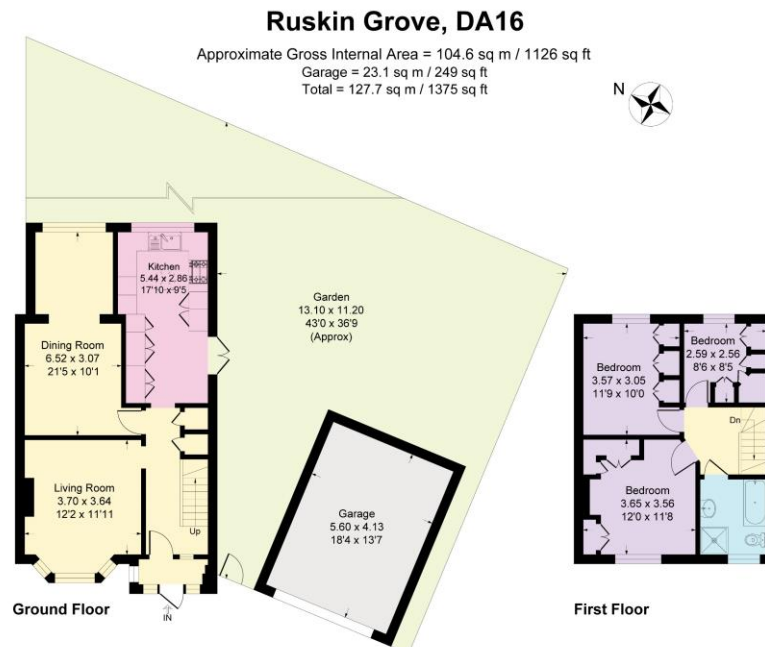
**4 Ruskin Grove
Welling, DA16 3QJ**

**Guide Price £585,000 -
£600,000**

Village Estates are delighted to present to the market this spacious extended family home positioned in a tranquil cul-de-sac within a very short walk of Welling high street, station and St. Stephens primary school. Offering excellent accommodation throughout with a ground floor rear extension, spacious side garden and off road parking with garage to the side. Internal viewing comes highly recommended....



EPC TBC
COUNCIL TAX BAND D



We understand this property is Freehold.

VIEWING:

Via **Village Estates** on 01322 522111
Monday to Friday 9am-6pm, Saturday 9am-5pm, Sunday 10am-4pm

SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.