4 High Street, Bexley, Kent DA5 1AD
Tel: 01322 522111
Email: bexley@village-estates.com
www.village-estates.com



*** NO CHAIN * THREE BEDROOM SEMI-DETACHED ***

*** TENURE: FREEHOLD * OFF-ROAD PARKING * TURNKEY CONDITION ***

*** DOWNSTAIRS BATHROOM ***

*** PRIME LOCATION FOR LOCAL GRAMMAR SCHOOLS ***







27 Tredegar Road
Wilmington, DA2 7AY

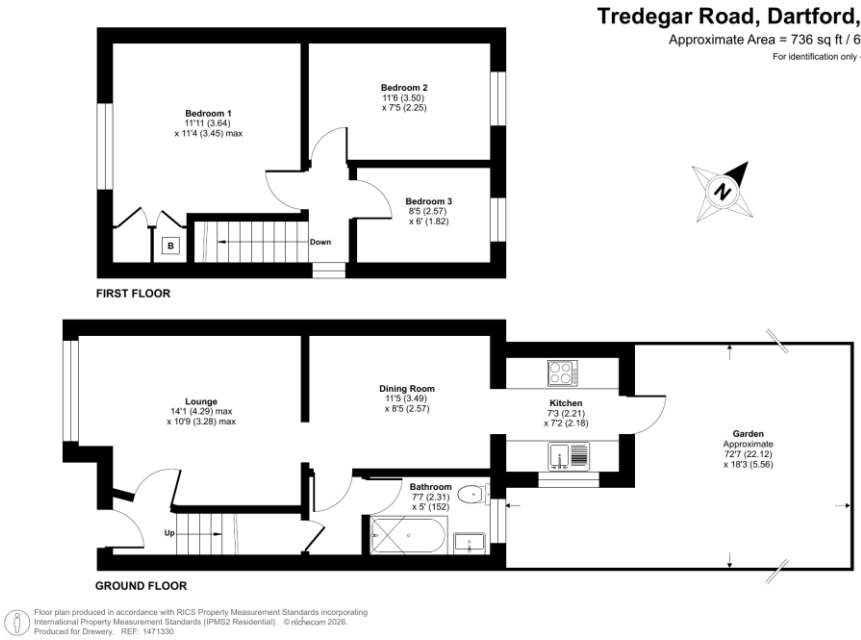
Guide Price £440,000 - £450,000

A Charming 1930s Home in the Heart of Highly Sought-After Wilmington – Offered with NO CHAIN. This attractive three-bedroom semi-detached property presents an exciting opportunity for families, first-time buyers and those looking to settle in a well-established and highly regarded residential location. From the moment you step inside, the property offers the ideal combination of character and modern-day convenience. Beautifully presented throughout and requiring no immediate works, this is a genuine turnkey home — simply unpack your boxes, decide where to hang your clothes and position that all-important new sofa. The accommodation provides three well-proportioned bedrooms, a downstairs bathroom and comfortable living spaces designed for everyday family life. Outside, the property benefits from off-road parking, while the potential to extend — subject to the necessary planning permissions — offers scope for the next owner to further enhance and personalise the home as their needs evolve. For families, the location is a particular highlight, being conveniently positioned within close proximity of several well-established and highly regarded primary and secondary schools, including the sought-after Wilmington Grammar





EPC RATING D
COUNCIL TAX BAND C



We understand this property is Freehold.

VIEWING: Via **Village Estates** on 01322 522111
Monday to Friday 9am-6pm, **Saturday** 9am-5pm

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.