



# Yorkland Avenue

South Welling | Kent | DA16 2LH







# Yorkland Avenue

South Welling, Kent, DA16 2LH

Guide Price: £450,000 - £475,000  
Freehold

Offered CHAIN FREE is this EXTENDED FAMILY HOME. Ideally located for popular schools, shops and major transport links. Boasting adaptable accommodation for any growing family.

Sidcup and Blackfen are neighbouring towns in the borough of Bexley, coveted by families with children as they are in the grammar school catchments, with Chislehurst & Sidcup Grammar located off Sidcup's Hurst Road. Each town has its own High Street, with local businesses and supermarkets.

Commuters use Sidcup train station for a direct service into Central London, with journey times from 18 minutes. Both Sidcup and Blackfen are brimming with pubs and restaurants, with friendly 'locals' serving the community.

## Property Features:

- No Chain
- Two Reception Rooms
- Three/Four Bedrooms
- Open Plan Kitchen
- Ground Floor Shower Room
- First Floor Family Bathroom
- Off Road Parking
- Council Tax: D
- EPC Rating: D



## Accommodation

**Entrance Hall** 2.77m x 1.83m (9'1" x 6') Double glazed door to front, double glazed window to side, stairs to first floor, radiator, oakwood flooring.

**Lounge** 4.4m x 4.37m (14'5" x 14'4") Double glazed half bay window to front, double glazed window to front, coved ceiling, dado rail, feature fireplace, understairs storage cupboard, radiator, oakwood flooring.

**Dining Room** 4.4m x 2.77m (14'5" x 9'1") Coved ceiling, dado rail, wall mounted lights, radiator, oakwood flooring, open plan to kitchen.

**Kitchen** 3.66m x 3.23m (12' x 10'7") Double glazed door and window to rear, coved ceiling, inset spotlights, matching range of wall and base units incorporating cupboards, drawers and worktops, inset 1 1/2 sink unit with drainer and mixer tap, integrated double oven and ceramic hob with extractor hood above, integrated fridge and dishwasher, part tiled walls, laminate flooring.

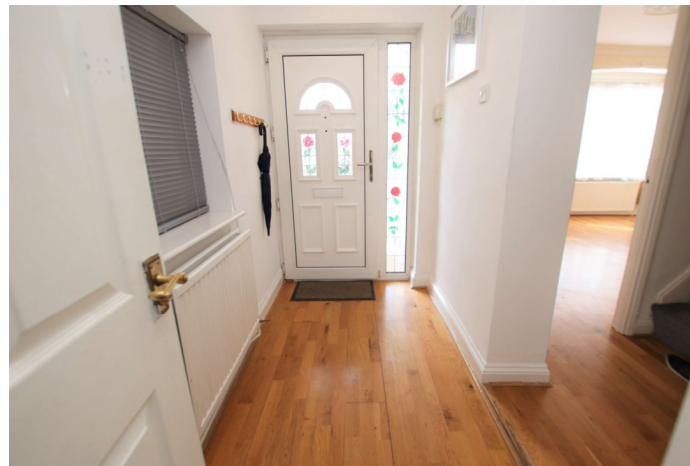
**Utility Room** 3.23m x 1.83m (10'7" x 6') Double glazed window to rear, matching range of wall and base units with worksurface over, plumbed for washing machine, wall mounted boiler, cupboard housing hot water cylinder, laminate flooring.

**Ground Floor Shower Room** 1.83m x 1.73m (6' x 5'8") Enclosed shower cubicle, vanity wash hand basin, low level WC, radiator, part tiled walls, laminate flooring.

**Landing** 2.74m x 1.73m (9' x 5'8") Carpet, access to loft.

**Bedroom One** 4.4m x 3.48m (14'5" x 11'5") Double glazed half bay window to front, double glazed window to front, coved ceiling, inset spotlights, built in wardrobes, radiator, carpet.

**Bedroom Two** 3.07m x 2.03m (10'1" x 6'8") Double glazed window to rear, coved ceiling, radiator, carpet.







**Bedroom Three** 3.07m x 2.06m (10'1" x 6'9") Double glazed window to rear, coved ceiling, radiator, laminate flooring.

**Bedroom Four** 3.66m x 3.45m Narrowing to 1.7m (12' x 11'4" Narrowing to 5'7") Double glazed window to front, built in wardrobes, radiator, carpet.

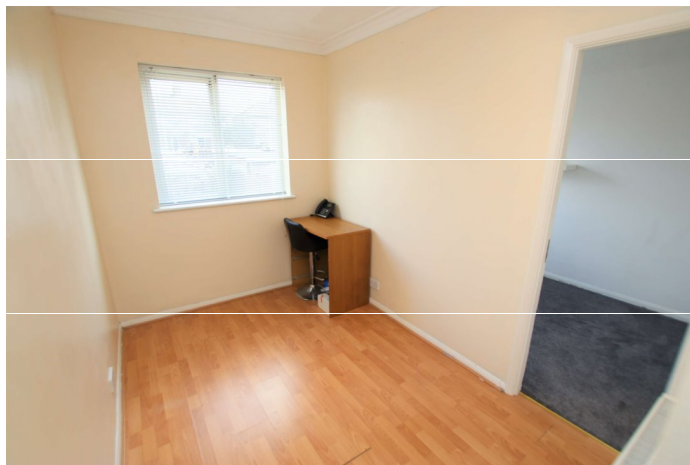
**Bathroom** 1.73m x 1.68m (5'8" x 5'6") Double glazed frosted window to rear, panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, tiled walls, tiled flooring.

## Exterior

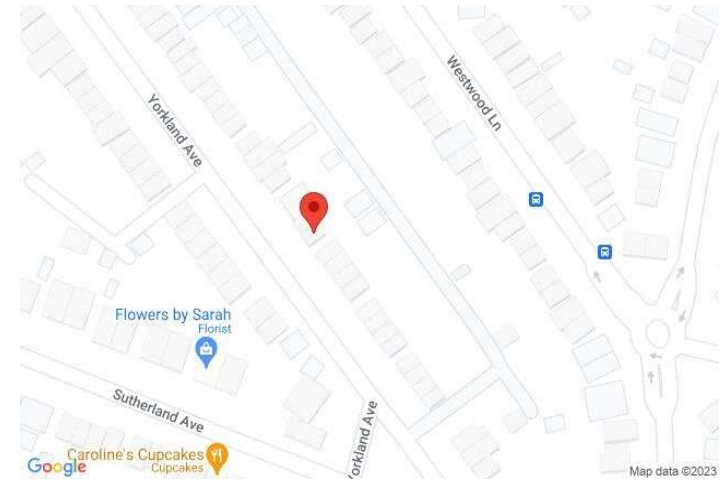
**Rear Garden** Paved patio area with paved steps leading to lawn and rear paved and shingled patio area.

**Please note** Rear access is subject to legal verification.

**Frontage** Paved for off street parking.







## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

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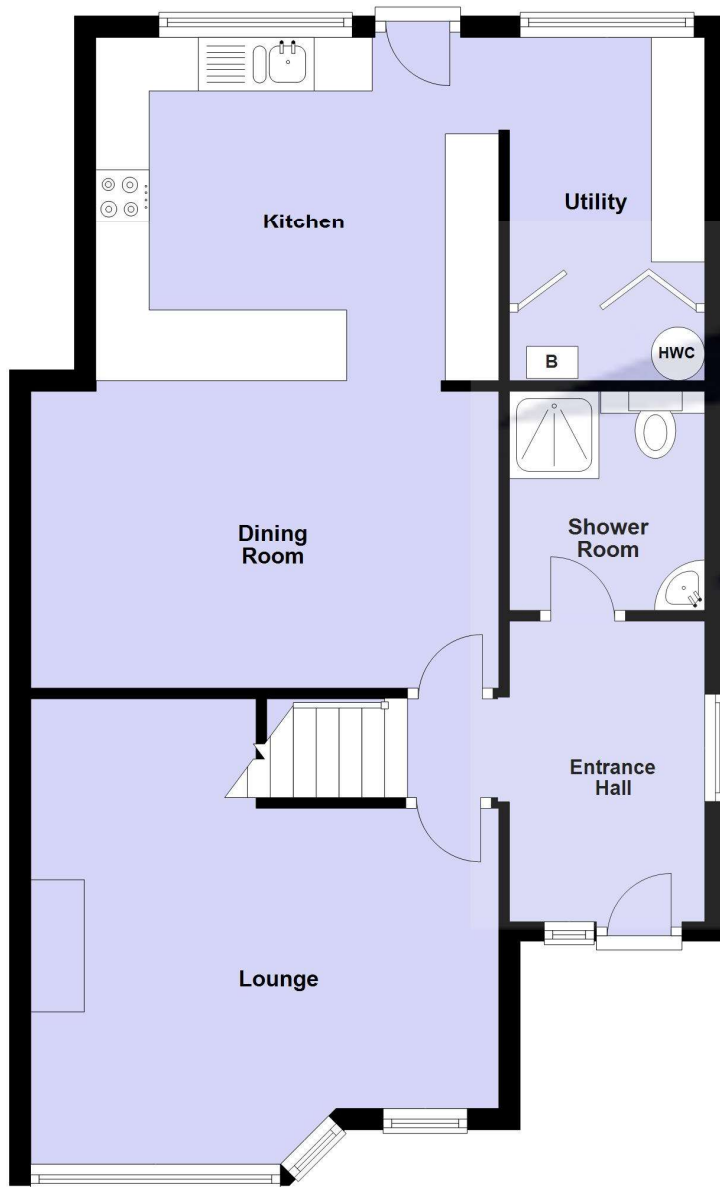
sidcup@robinson-jackson.com

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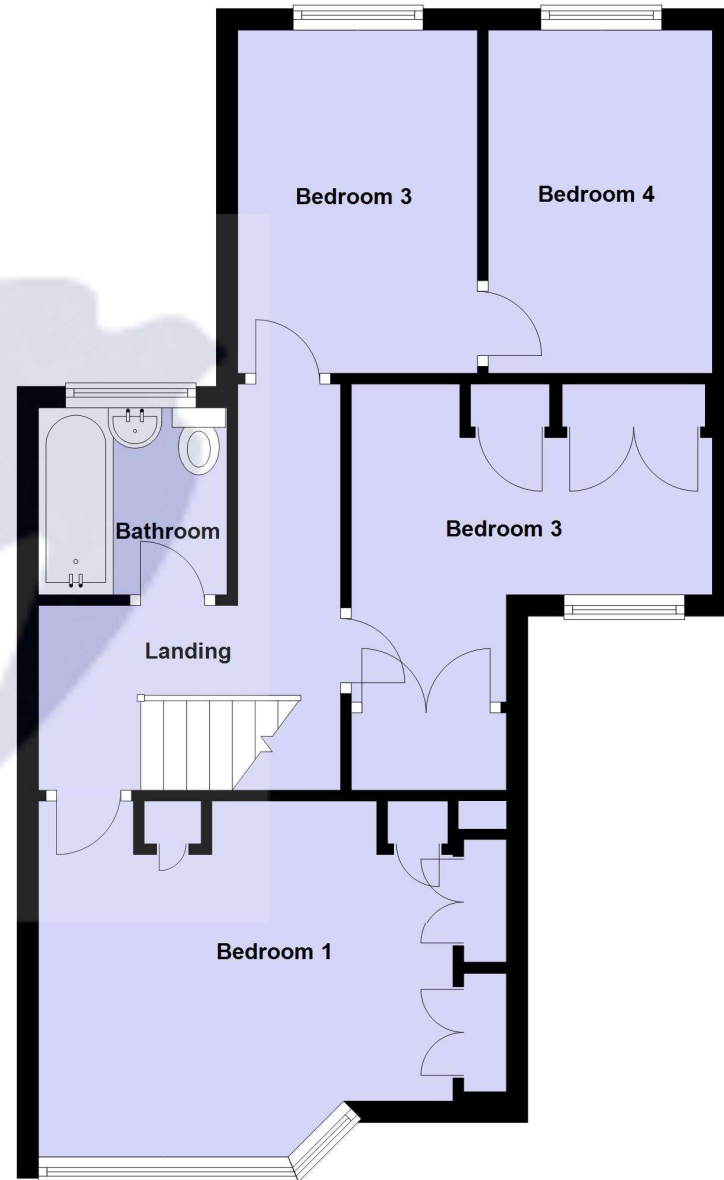
**ROBINSON-JACKSON**



## Ground Floor



## First Floor



For Illustration Only  
Plan produced using PlanUp.



