



Cumberland Avenue | South Welling, Kent, DA16 2PU



Guide Price : £500,000 - £525,000

Freehold

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Cumberland Avenue, South Welling

A well presented EXTENDED FOUR BEDROOM SEMI-DETACHED family home situated in the popular 'South' side of Welling. Convenient for local shops, schools and mainline stations.

Property Features

- Council Tax: D
- EPC Rating: E
- 27FT THROUGH LOUNGE
- 18FT RECEPTION 2
- 11FT FITTED KITCHEN
- FIRST FLOOR FOUR PIECE BATHROOM SUITE
- CENTRAL HEATING
- OFF STREET PARKING
- GARDEN



Interior

Entrance Hall: Wooden door to front, single glazed window to front and wood style laminate flooring.

Through Lounge: 8.26m x 3m (27'1" x 9'10") Double glazed bay window to front, wood style laminate flooring and double glazed sliding doors to rear.

Reception Room 2: 5.6m x 1.85m (18'4" x 6'1") Double glazed window to front and wood style laminate flooring.

Kitchen: 3.63m x 3.58m (11'11" x 11'9") Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven, hob and filter hood and dish washer. Localised tiled walls, tiled flooring, double glazed window to rear and double glazed door to rear.

Landing: Wood style laminate flooring and loft access.

Bedroom 1: 4.1m x 2.87m (13'5" x 9'5") Double glazed bay window to front and wood style laminate flooring.

Bedroom 2: 3.94m x 2.5m (12'11" x 8'2") Double glazed window to rear, built in wardrobe and wood style laminate flooring.

Bedroom 3: 5.72m x 1.85m (18'9" x 6'1") Double glazed window to front and wood style laminate flooring.

Bedroom 4: 2.87m x 1.68m (9'5" x 5'6") Double glazed window to front and wood style laminate flooring.

Bathroom: Fitted with a four piece bathroom suite comprising of vanity wash hand basin, low level wc, tile sided bath and separate walk in shower cubicle. Heated towel rail, part tiled walls, tiled flooring and double glazed windows to rear.

GROUND FLOOR
566 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been linked and no guarantee as to their operability or efficiency can be given.
Made with AutoCAD 2023





Exterior

Garden: Mainly laid to lawn with patio area. Shed to rear and gate to rear.

Parking: Driveway providing off street parking.

Additional Information

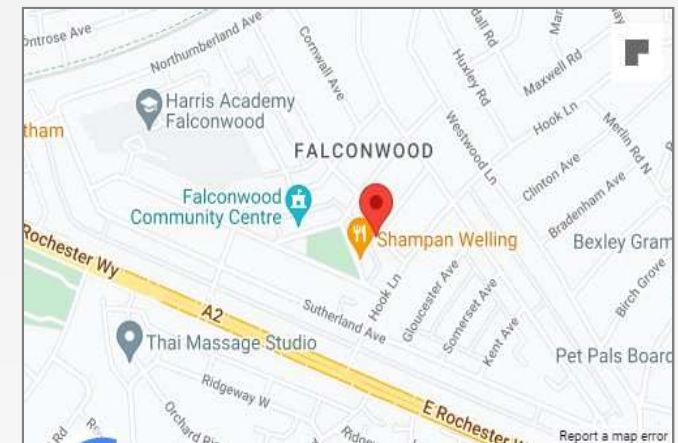
Please note that rear access is subject to legal verification.

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

Cumberland Avenue, South Welling, Kent, DA16 2PU



FOR MORE INFORMATION CONTACT US TODAY.

020 8303 5213
 Robinson Jackson
 146 Welling High Street,
 Welling,
 DA16 1TJ
 scott.dowler@robinson-jackson.com