



# Yorkland Avenue

South Welling | Kent | DA16 2LW



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South Welling, Kent, DA16 2LW

Guide Price £490,000 - £510,000

Freehold

"Unmissable Opportunity: Expansive Chain-Free Home in an Ideal Location!

This superbly extended family home enjoys an enviable location, perfectly situated between Welling and Falconwood stations. Offering a versatile floor plan, it provides the flexibility of up to six bedrooms, with three of them featuring en-suites and three reception rooms that you can customise to suit your lifestyle.

Benefiting from easy access to sought-after local schools, nearby shopping destinations and efficient transport links, this property is a standout in its category. Your immediate attention is warranted for this exceptional home that promises convenience, space and comfort. Act quickly to seize this remarkable opportunity!"

## Property Features:

- Chain Free
- End of Terrace Family Home
- 5/6 Bedrooms
- 3 En-suites plus family Bathroom
- 2/3 Receptions
- Kitchen Diner
- Off Road Parking
- South Facing Garden
- Council Tax: D
- EPC Rating: To Be Confirmed



## Accommodation

**Porch** Double glazed door to front, ceramic tiled flooring.

**Entrance Hall** 4.5m x 1.42m (14'9" x 4'8") Double glazed door to front, stairs to first floor, understairs storage cupboard, radiator, laminate flooring.

**Lounge** 4.06m x 2.92m (13'4" x 9'7") Double glazed bay window to front, wall mounted lights, radiator, carpet.

**Kitchen/Diner** 3.73m x 3.63m (12'3" x 11'11") Double glazed window and sliding patio doors to rear, matching range of wall and base units incorporating cupboards, drawers and worktops, stainless steel sink unit with drainer and mixer tap, integrated oven and hob with extractor hood above, plumbed for washing machine, space for fridge/freezer, part tiled walls, ceramic tiled flooring.

**Conservatory** 3.58m x 2.84m (11'9" x 9'4") UPVC conservatory, double glazed french doors to garden, double glazed window to rear and side, ceiling blinds, ceramic tiled flooring.

**Reception Two/Bedroom** 4.72m x 2.95m (15'6" x 9'8") Double glazed window to rear, radiator, carpet.

**En Suite Shower Room** 1.98m x 1.07m (6'6" x 3'6") Double glazed frosted window to rear, enclosed shower cubicle, wash hand basin, low level WC, part tiled walls, ceramic tiled flooring.

**Bedroom Five** 4.14m x 1.93m (13'7" x 6'4") Double glazed window to front, radiator, carpet.

**En Suite Shower Room** 1.9m x 1.55m (6'3" x 5'1") Enclosed shower cubicle, pedestal wash hand basin, low level WC, ceramic tiled flooring.

**Landing** 2.8m x 1.75m (9'2" x 5'9") Access to loft, carpet.

**Bedroom One** 4.6m x 2.8m (15'1" x 9'2") Double glazed bay window to front, radiator, carpet.

**Bedroom Two** 4.1m x 2.9m (13'5" x 9'6") Double glazed window to rear, radiator, carpet.





**Bedroom Three** 5.1m x 1.96m (16'9" x 6'5") Double glazed window to front, radiator, carpet.

**En Suite Bathroom** 2.36m x 1.93m (7'9" x 6'4") Double glazed frosted window to rear, panelled bath, enclosed shower cubicle, pedestal wash hand basin, low level WC,

**Bedroom Four** 2.4m x 1.63m (7'10" x 5'4") Double glazed window to front, radiator, carpet.

**Bathroom** 2.3m x 1.6m (7'7" x 5'3") Double glazed frosted window to rear, panelled bath, pedestal wash hand basin, low level WC, radiator, tiled walls, ceramic tiled flooring.

## Exterior

**Garden** Raised decked area, artificial lawn, established borders, large timber shed, rear pedestrian access.

**Front** Paved for off street parking for 2/3 cars.





## 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



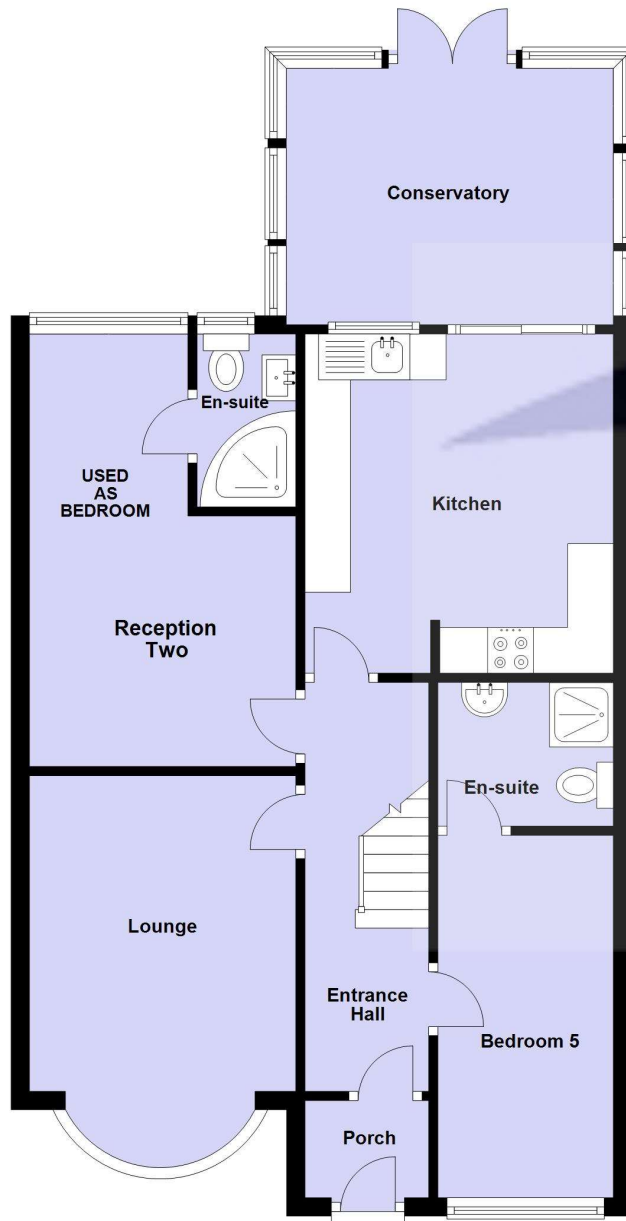
(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

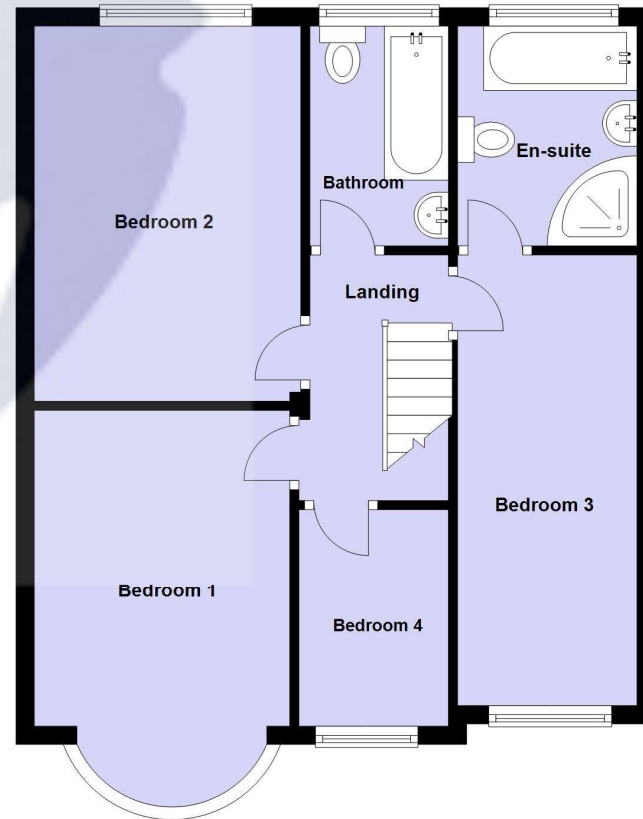
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## Ground Floor



## First Floor



For illustration Only  
Plan produced using PlanUp.

