



Tyrrell Avenue | Welling, DA16 2BT

 3  1  2

Guide Price: £375,000 - £400,000

Freehold

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# Tyrrell Avenue, Welling

Fantastic opportunity to put your own stamp on this three bedroom end of terrace. Requiring modernisation, offering potential to create your dream home. Convenient location for transport & Schools!

## Property Features

- Council Tax: C
- EPC Rating: D
- Chain Free
- Three Bedrooms
- End of Terrace
- Close to Sought After Schools
- Front & Rear Gardens
- Potential To Extend (Subject to Planning Permission)



## Interior

**Entrance Hall** 4.1m x 1.68m (13'5" x 5'6") Entrance door to front, double glazed window to side, stairs to first floor, under stairs storage cupboard, radiator, carpet.

**Lounge** 3.8m x 3.53m (12'6" x 11'7") Double glazed window to front, coved ceiling, feature fireplace, radiator, carpet.

**Dining Room** 2.97m x 2.54m (9'9" x 8'4") Double glazed window to rear, matching range of wall and base units incorporating cupboards, drawers and worktops, radiator, carpet.

**Kitchen** 3.07m x 2.97m (10'1" x 9'9") Double glazed window and door to rear, matching range of wall and base units incorporating cupboards, drawers and worktops, stainless steel sink unit with drainer and taps, space for cooker, fridge/freezer and tumble dryer, plumbed for washing machine, built in storage cupboard, part tiled walls, carpet.

**Landing** 2.77m x 1.75m (9'1" x 5'9") Double glazed window to side, carpet, access to loft.

**Bedroom One** 3.66m x 2.84m (12' x 9'4") Double glazed window to front with secondary glazing, fitted wardrobes, radiator, carpet.

**Bedroom Two** 3.43m x 3.1m (11'3" x 10'2") Double glazed window to rear with secondary glazing, fitted wardrobes, radiator, carpet.

**Bedroom Three** 2.74m x 2.62m (9' x 8'7") Double glazed window to front with secondary glazing, radiator, carpet.

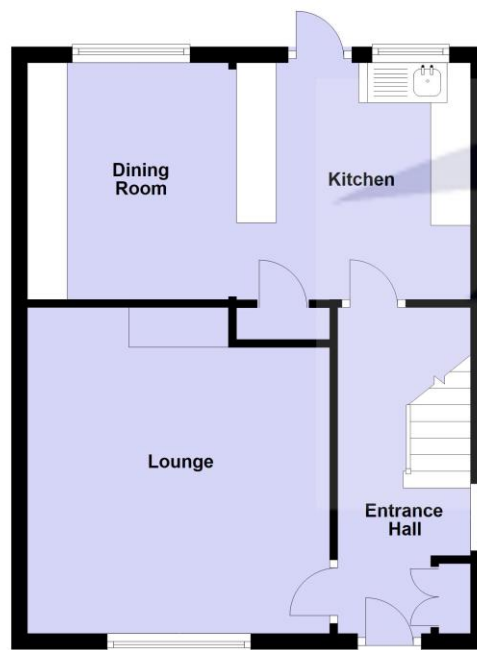
**Shower Room** 2.5m x 1.65m (8'2" x 5'5") Double glazed frosted window to rear, large walk in shower, pedestal wash hand basin, low level WC, radiator, tiled walls, vinyl flooring.

## Exterior

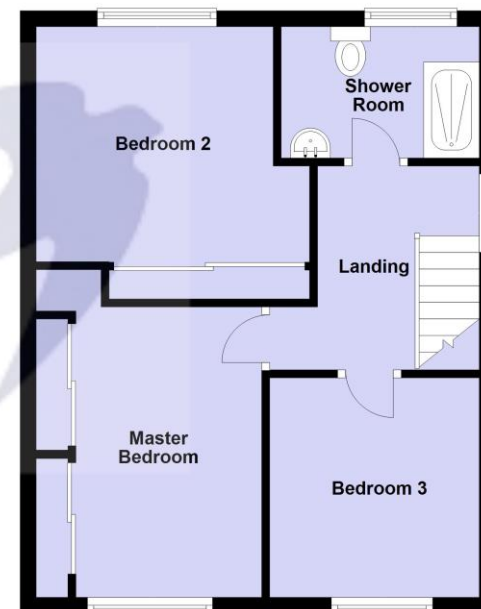
**Rear Garden** Patio, laid to lawn, established borders, side access.

**Out Building** 4m x 3.12m (13'1" x 10'3")

### Ground Floor



### First Floor



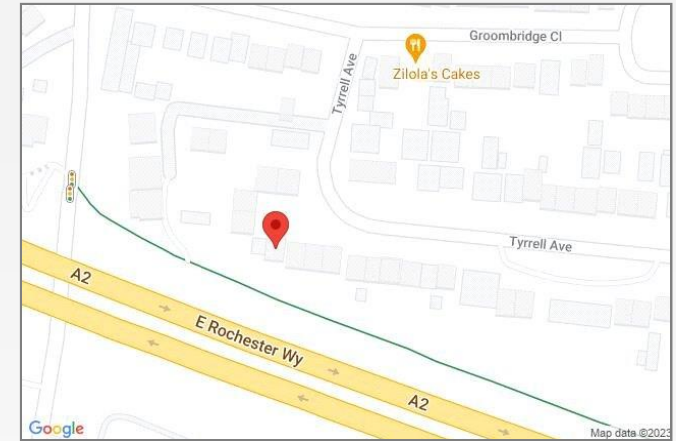
For Illustration Only  
Plan produced using PlanUp.





## Property Location

Tyrrell Avenue, Welling, DA16 2BT



## Additional Information

Welling has been a favored town among families 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.

Within walking distance to Blackfen and Welling High Street, where you will find shops, pubs and restaurants. Commuters use Welling mainline train station, with its direct trains to London. Do not miss Crook Log Leisure Centre – Welling's sports and pool complex.



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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