



Yorkland Avenue | Welling, Kent, DA16 2LW



OIEO: £440,000

Freehold

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Yorkland Avenue, Welling

This terraced family home enjoys an enviable location, perfectly situated for the highly sought-after schools on Welling's popular south side. It also offers easy access to Blackfen and Welling High Street. Inside, the property boasts versatile living space that can accommodate either three reception areas or one could be used as a fourth bedroom.

External highlights include a generously sized storage/workshop, a low-maintenance garden, and ample front parking.

Property Features

- Council Tax: D
- EPC Rating: C
- Terraced Family Home
- Three/Four Bedrooms
- Two/Three Reception Areas
- Modern Style Kitchen
- Low Maintenance Garden
- Off Road Parking
- Popular Location



Entrance Hall 4.55m x 1.47m (14'11" x 4'10") Double glazed door and window to front, stairs to first floor, coved ceiling, dado rail, radiator with cover, under stairs storage cupboard, carpet.

Dining Room/Bedroom Four 4m x 3m (13'1" x 9'10") Double glazed bay window to front, coved ceiling, dado rail, radiator, carpet.

Lounge 4.5m x 3m (14'9" x 9'10") Double glazed sliding patio doors to rear, coved ceiling, dado rail, feature fireplace, wall mounted lights, radiator, carpet.

Kitchen 3.5m x 1.47m (11'6" x 4'10") Double glazed window to rear, inset spotlights, matching range of wall and base units incorporating cupboards, drawers and worktops, inset sink unit with drainer and mixer tap, integrated fridge/freezer, dishwasher, washing machine, microwave, oven and hob with extractor hood above, part tiled walls, laminate flooring.

Conservatory 2.97m x 2.1m (9'9" x 6'11") Double glazed french doors to rear, double glazed windows to rear and side, ceiling fan, radiator, laminate flooring.

Landing dado rail, access to loft.

Bedroom One 4.83m x 2.74m (15'10" x 9') Double glazed bay window to front, ceiling fan, built in wardrobes with overhead storage, radiator, carpet.

Bedroom Two 3.9m x 2.84m (12'10" x 9'4") Double glazed window to rear, picture rail, two built in storage cupboards, radiator, carpet.

Bedroom Three 2.84m x 1.8m (9'4" x 5'11") Double glazed window to front, coved ceiling, picture rail, radiator, carpet.

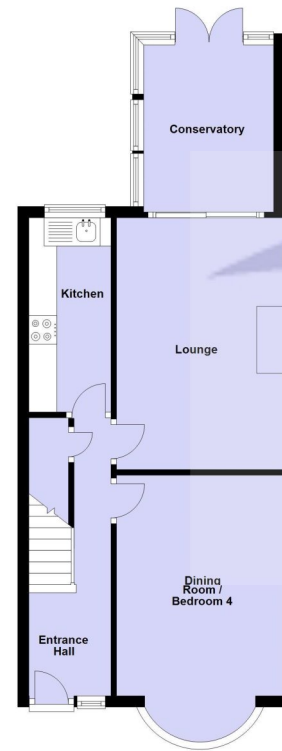
Bathroom 2.44m x 1.65m (8' x 5'5") Double glazed frosted window to rear, panelled bath with electric shower over, vanity wash hand basin, low level WC, chrome heated towel rail, part tiled walls, ceramic tiled flooring.

Rear Garden Paved patio area, artificial lawn, outside tap, gate to rear.

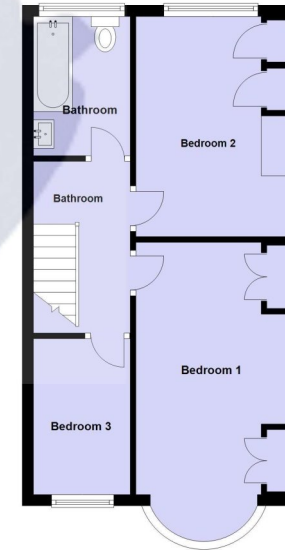
Workshop large workshop/stone shed detached to rear, power and light, door leading to garden.

Front Garden Paved for off street parking.

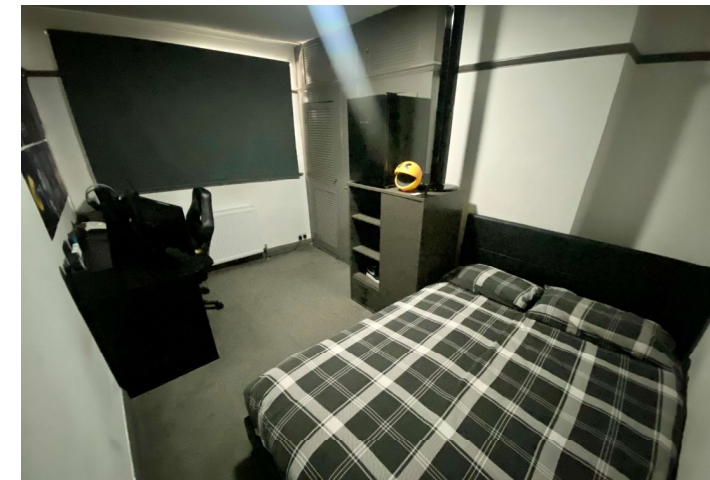
Ground Floor



First Floor



For Illustration Only
Plan produced using PlanUp.





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.



Property Location

Yorkland Avenue, Welling, Kent, DA16 2LW



FOR MORE INFORMATION CONTACT US TODAY.

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