



Porthkerry Avenue | South Welling, Kent, DA16 2DT



Guide Price: £400,000 - £425,000

Freehold

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Porthkerry Avenue, South Welling

A well presented TWO BEDROOM SEMI-DETACHED home with conservatory, located on the popular 'South' side of Welling. Convenient for Welling High Street, mainline station and Danson Park.

Property Features

- Council Tax: D
- EPC Rating: E
- 12FT LOUNGE
- 12FT MODERN FITTED KITCHEN
- 11FT CONSERVATORY
- CENTRAL HEATING
- APPROXIMATELY 60FT REAR GARDEN
- OFF STREET PARKING



Interior

Covered Storm Porch Entrance

Entrance Hall: Double glazed door to front, double glazed window to side and carpet as fitted.

Lounge: 3.94m x 3.35m (12'11" x 11') Double glazed window to front and carpet as fitted.

Kitchen: 3.94m x 2.4m (12'11" x 7'10") Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven, hob and filter hood. Localised tiled walls and vinyl flooring leading to conservatory.

Conservatory: 3.56m x 3.35m (11'8" x 11') Double glazed windows to sides. double glazed windows to rear, vinyl flooring and double glazed double doors to rear.

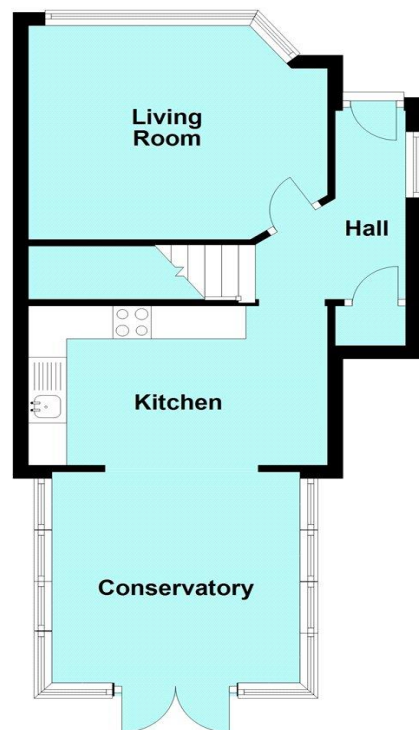
Landing: Carpet as fitted and loft access.

Bedroom 1: 3.35m (11') x 3.23m (10'7") (into built in wardrobe 3.9 (12'10")m) Double glazed bay window to front, built in wardrobe and carpet as fitted.

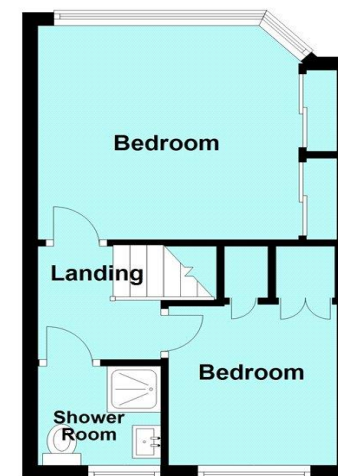
Bedroom 2: 2.72m (8'11") x 2.95m (9'8") (into built in wardrobe 2.95 (9'8")m) Double glazed window to rear, built in wardrobe and carpet as fitted.

Shower Room: Fitted with a three piece suite comprising of a wall mounted vanity hand wash basin, low level wc and separate walk in shower cubicle. Heated towel rail, tiled walls, tiled flooring and double glazed window to rear.

Ground Floor



First Floor



This plan is for general layout guidance and may not be to scale
Plan produced using PlanUp.





Exterior

Garden: Approximately 60ft. Mainly laid to lawn with paved patio area and shingle area. Shed.

Parking: Shared driveway providing off street parking. Access to garden via shared side access.

Additional Information

Please note shared side 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

Porthkerry Avenue, South Welling, Kent, DA16 2DT



**FOR MORE INFORMATION
CONTACT US TODAY.**

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