



Clinton Avenue | South Welling, Kent, DA16 2DY



Offers In Excess Of: £450,000

Freehold

ROBINSON-JACKSON
Our service will *move* you

Clinton Avenue, South Welling

A well presented EXTENDED TWO BEDROOM SEMI-DETACHED family home located on the popular 'South' side of Welling. Convenient for Bexley Grammar school, Danson Park and Welling station.

Property Features

- Council Tax: D
- EPC Rating: E
- 21FT MODERN KITCHEN/DINER
- DOUBLE GLAZED/CENTRAL HEATING
- EXTENDED
- 18FT OUTBUILDING
- GARDEN
- OFF STREET PARKING



Interior

Entrance Hall: Double glazed door to front, window to side and wood style laminate flooring.

Lounge: 3.8m x 3.3m (12'6" x 10'10") Double glazed window to front and wooden flooring.

Kitchen/Diner: 6.53m x 3.89m (21'5" x 12'9") Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven, hob, filter hood and microwave oven. Tiled flooring in kitchen and underfloor heating. Wood style laminate flooring in dining area and double glazed double doors to rear.

Landing: Wood style laminate flooring.

Bedroom 1: 3.89m x 3.28m (12'9" x 10'9") Double glazed bay window to front, built in wardrobes and carpet as fitted.

Bedroom 2: 3.02m x 2.1m (9'11" x 6'11") Double glazed window to rear, built in wardrobes and wood style laminate flooring.

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

New to Market

Property awaiting floorplan





Exterior

Garden: Mainly laid to lawn with composite decked area.

Outbuilding: 5.7m x 5.16m (18'8" x 16'11") Double glazed bi-fold doors to front (fully insulated).

Parking: Driveway providing off street parking.

Additional Information

Please note that shared 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

Clinton Avenue, South Welling, Kent, DA16 2DY



FOR MORE INFORMATION CONTACT US TODAY.

Scott Dowler - Branch Manager
020 8303 5213
Robinson Jackson
146 Welling High Street,
Welling,
DA16 1TJ
welling@robinson-jackson.com

SALES | MORTGAGES | LEGALS **ROBINSON-JACKSON**