



Yorkland Avenue, Welling



Harpers & Co

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Welling

IMMACULATE MID-TERRACE | LARGE GARDEN | STUDY/ COT ROOM | WELL DECORATED | MASSIVE SCOPE FOR IMPROVEMENT | SOUGHT AFTER LOCATION | CLOSE PROXIMITY TO STATION LINKS | SUITABLE FOR FIRST TIME BUYERS

Excellent first time buy, this property has charming original features throughout & lends itself well as the perfect blank canvas for you to stamp your own mark on it.

Immaculate property with upstairs study room in sought after location with good sized drive with **PARKING FOR TWO CARS** and an attractive rear garden.

Harpers & Co is delighted to offer this well sized two bedroom (with separate study/cot room) located close to **FALCONWOOD TRAIN STATION** with fast trains to London Bridge and Charring Cross.

This property makes an excellent first time buy for those wanting a quiet road close to a train station and a good high street.

Entrance Porch 2' 4" x 3' 3" (0.7m x 1m)

Laminate flooring, pendant light to ceiling, hardwood front door.

Reception 14' 5" x 15' 9" (4.4m x 4.8m)

Fully carpeted throughout, skirting, coving, large bay window with UPVC double glazing, multiple plug points throughout, pendant light to ceiling, wall mounted lights, aerial sockets, T.V socket, one radiator with TRV valve, under staircase storage cupboard, attractive fireplace feature with electric inbuilt fire.

Hallway 5' 7" x 3' 3" (1.7m x 1m)

Fully carpeted throughout, skirting, coving, one radiator, pendant light to ceiling.



Kitchen 8' 10" x 13' 1" (2.7m x 4m)

Attractive marble effect vinyl flooring, skirting, Tudor beams to ceiling, pendant light to ceiling, storage cupboards, multiple plug points throughout, floor and wall mounted beach effect kitchen units, chrome fixtures and fittings, stainless steel basin with left hand drainer, chrome mixer taps, attractive mosaic tile splash back, 4 ring gas hob, double electric oven, large UPVC window with attractive rear garden views, UPVC door with inbuilt Venetian blinds, also door leading to patio area, inbuilt Potterton boiler. All appliances untested.

First Floor Landing 5' 11" x 10' 2" (1.8m x 3.1m)

Fully carpeted throughout, pendant light to ceiling, loft hatch.

Master Bedroom 9' 2" x 12' 2" (2.8m x 3.7m)

Fully carpeted throughout, skirting, coving, one radiator, UPVC double glazed window, pendant light to ceiling, inbuilt wardrobes, multiple plug points. leading to a small cot room.

Cot Room/ Cloakroom 4' 11" x 10' 10" (1.5m x 3.3m)

Fully carpeted throughout, skirting, coving, pendant light to ceiling, multiple plug points throughout, one UPVC window, one radiator.

Bedroom 2 8' 6" x 10' 6" (2.6m x 3.2m)

Fully carpeted throughout, skirting, coving, multiple plug points throughout, UPVC window with attractive rear garden view.

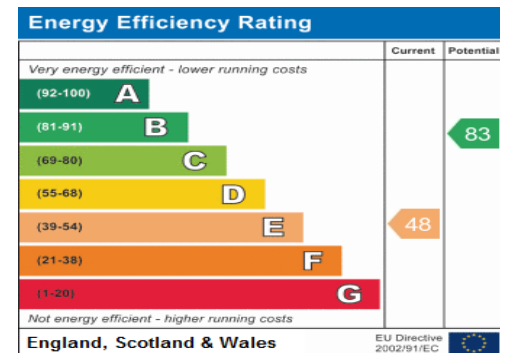
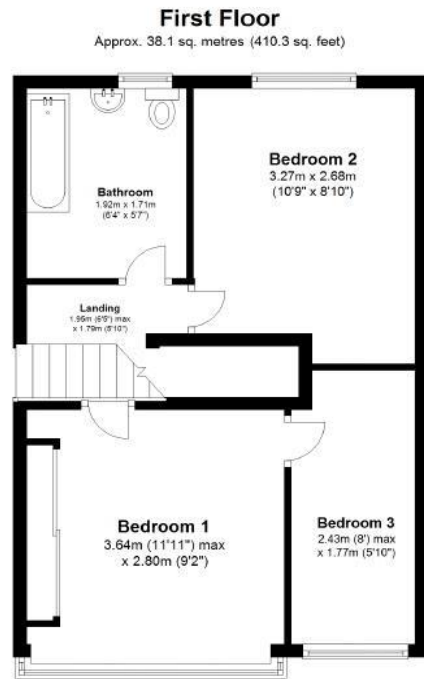
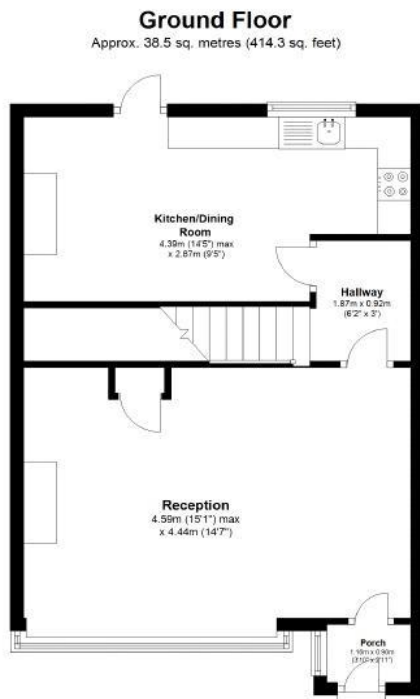
Bathroom 5' 7" x 5' 7" (1.7m x 1.7m)

Beach effect laminate flooring, avocado colour bath with over panel and chrome taps. low level basin with chrome taps, low level WC, one wall mounted mirror, power shower, UPVC window.

Garden 88' 7" x 14' 9" (27m x 4.5m)

Attractive crazy paving patio area with rest of the garden mainly laid to lawn with attractive boarders, shrubs and trees, shed and patio to rear of garden with pedestrian access through rear access road.





While every attempt has been made to ensure the accuracy of the floor plan measurements of doors, windows & rooms / all measurements are approximate and no responsibility can be taken by omission or mis statement the assessor or company Urban Inventories & Property Services. The plan is for illustrative purposes only and should only be used as such by any prospective purchaser. This service, system & appliances have not been tested and no guarantee to their operability or efficiency can be given. Urban Inventories & Property Services 2018

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