



85, Yorkland Avenue, Welling, Kent, DA16 2LG

BetterMove are pleased to offer this spacious and extended five bedroom semi detached house nestled in the South of Welling. The Accommodation on offer comprises an entrance hall, a 13' x 12'2 lounge which is part open to dining room with double glazed French doors leading onto the garden.

Additionally, there is a 15'10 x 12' reception family room. There is a kitchen fitted with matching range of wall and base units together with an integrated oven and hob. Furthermore, there is a utility room which is plumbed for washing machine and provides access through to a feature double glazed 11'2 x 11' conservatory. To the first floor is a landing giving access to the five bedrooms, four of which are good sized and there is a bathroom comprising of a matching three piece suite incorporating a spa bath, wc and wash hand basin. In addition to this, there is a separate shower room comprising of a walk in shower cubicle, wc and wash hand basin. Externally there is a rear garden measuring approximately 90ft in length which is mainly lawned with a large patio area and a brick built shed.

Please note there is an electricity pylon located within the garden. To the front of the property is a private driveway providing off street parking for several cars. Features to note include double glazing, gas central heating, carpets as fitted to remain and a re-tiled roof. The property has the added benefit of being offered chain free. Viewing is recommended and an appointment can be arranged by calling 01138879600.

Lounge: 13' x 12'2

Dining Room: 11'3 x 9'8

Family Room: 15'10 x 12'

Kitchen: 11'2 x 9'4

Double Glazed Custom Built Conservatory: 11'2 x 11'


Utility Room: 9'10 x 6'6

Landing

Bedroom 1: 13' x 12'6 including depth of wardrobes

Bedroom 2: 12'7 x 8'1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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