

# 76 Yorkland Avenue, Welling - DA16 2LW

Guide Price **£475,000**

# 76 Yorkland Avenue

## Welling

Chain free four bedroom end terrace in Welling. Two receptions, fitted kitchen, garage, driveway, garden. Near stations, shops, schools, parks. Double glazing, gas central heating.
Council Tax band: D

Tenure: Freehold

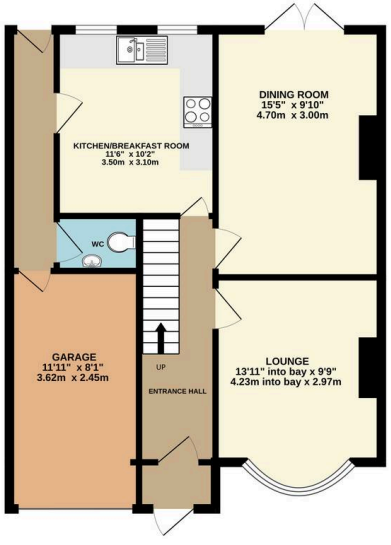
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

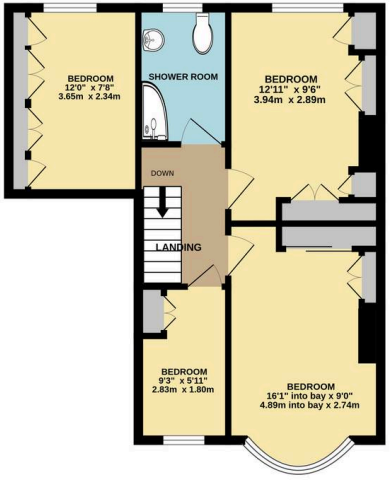
- CHAIN FREE
- Four bedroom house
- Two reception rooms
- Downstairs WC
- Upstairs shower room
- Garage
- Sought after location
- Close to Welling Town Centre and High Street



GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.




1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.




TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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