



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



EXTENDED KITCHEN

80FT REAR GARDEN

OFF STREET PARKING

OFFERED CHAIN FREE

**POTENTIAL TO EXTEND AND
IMPROVE**

CLOSE TO AMENITIES



151 Yorkland Avenue
Welling, DA16 2LQ

**Guide Price £425,000 -
£450,000**

Village Estates present a Three bedroom end of terrace property located with 80 ft rear garden and ample off street parking within walking distance to Falconwood mainline station and 'The Green' parade of local shops. Offered with no forward chain and bags of potential to recreate a modern day home and layout, your early viewing is recommended.

EPC RATING: C

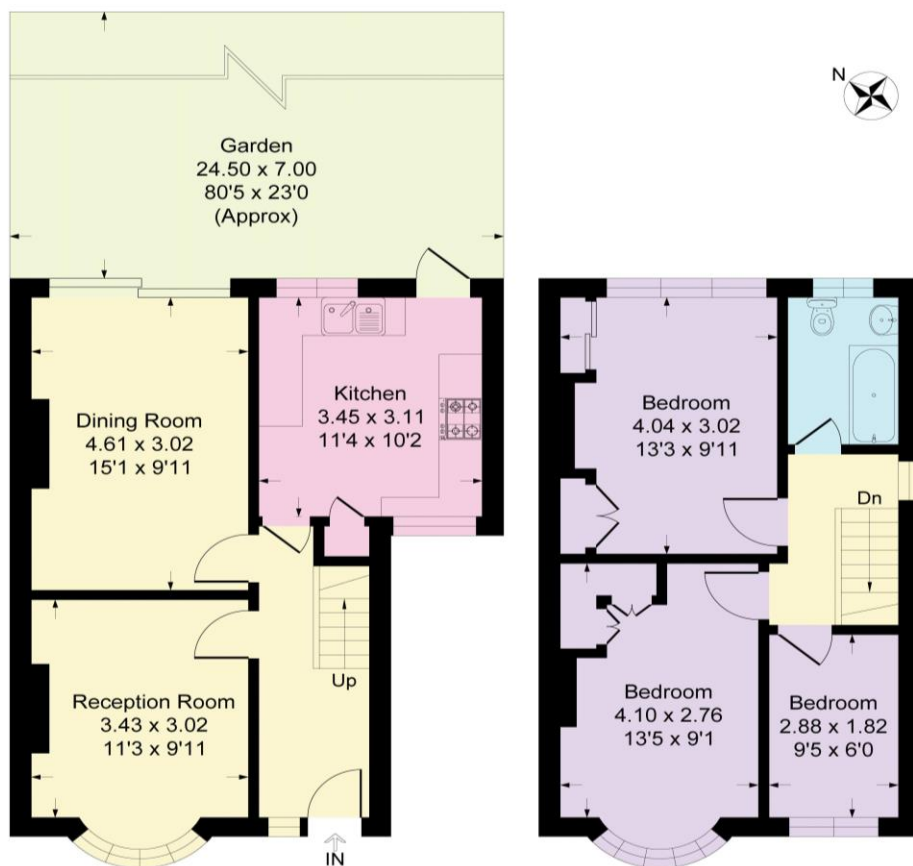
TENURE: Freehold

COUNCIL TAX BAND: D

LEASE TERM: Not Applicable



Approximate Gross Internal Area = 83.7 sq m / 902 sq ft



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan 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. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.