



Falconwood Avenue | South Welling, Kent, DA16 2SL



Guide Price: £600,000 - £625,000

Freehold

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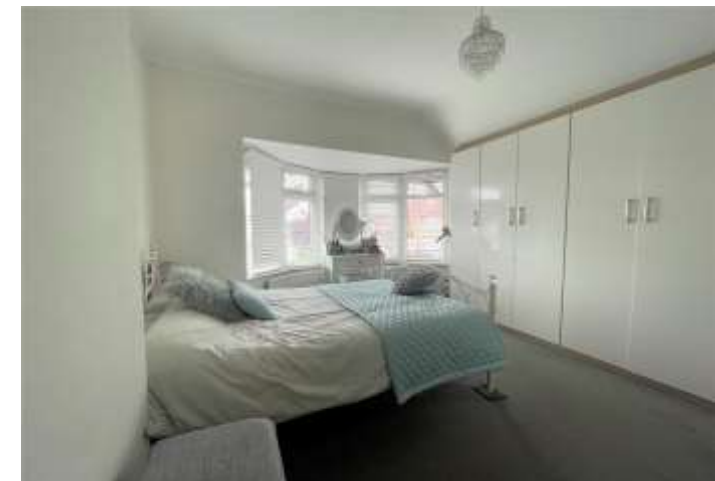
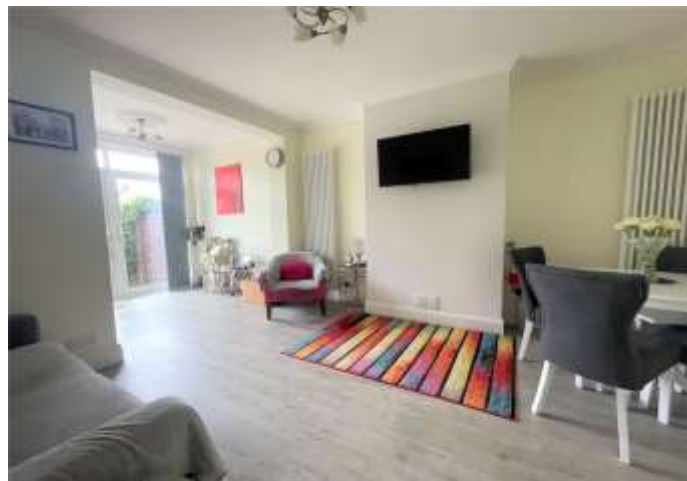
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## Falconwood Avenue, South Welling

A well presented FIVE BEDROOM EXTENDED Chalet style family home. Convenient for local shops, Welling mainline station, Oxleas Woods and Eastcote Primary School.

### Property Features

- Council Tax: E
- EPC Rating: D
- 17FT LOUNGE
- 21FT DINING ROOM
- 10FT FITTED KITCHEN
- POTENTIAL TO EXTEND FURTHER (STPP)
- DOUBLE GLAZED/CENTRAL HEATING
- OFF STREET PARKING
- GARDEN



## Interior

**Entrance Hall:** Double glazed door to side, double glazed windows to side and wood style laminate flooring.

**Lounge:** 5.18m x 3.56m (17' x 11'8") Double glazed bay window to front and wood style laminate flooring.

**Dining Room:** 6.48m x 2.3m (21'3" x 7'7") Double glazed double doors to rear and wood style laminate flooring. Opening to kitchen.

**Bedroom 5:** 3.94m x 2.36m (12'11" x 7'9") Double glazed bay window to front and carpet as fitted.

**Kitchen:** 3.2m x 2.64m (10'6" x 8'8") Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven, hob and filter hood. Double glazed window to rear and wood style laminate flooring.

**Ground Floor Shower Room:** Fitted with a three piece suite comprising of pedestal wash hand basin, low level wc and separate walk in shower cubicle. Tiled walls, tile effect flooring and double glazed window to side.

**Landing:** Carpet as fitted, storage cupboard and double glazed window to side.

**Bedroom 1:** 4.52m x 3.23m (14'10" x 10'7") Double glazed bay window to front and carpet as fitted.

**Bedroom 2:** 3.7m x 3.33m (12'2" x 10'11") Double glazed window to rear and carpet as fitted.

**Bedroom 3:** 3.35m x 2.77m (11' x 9'1") Double glazed bay window to front and carpet as fitted.

**Bedroom 4:** 4.2m x 3.7m (13'9" x 12'2") Double glazed window to rear and carpet as fitted.

**Bathroom:** Fitted with a three piece suite comprising of pedestal wash hand basin, low level wc and panelled bath with shower over and glass shower screen. Part tiled walls, vinyl flooring and double glazed window to side.





## Exterior

**Garden:** Mainly laid to lawn with paved patio area.

**Parking:** Driveway providing off street parking.

**Garage:** Up and over door.

## Additional Information

Please note that any potential to extend further is subject to obtaining the relevant planning consent from the local authority.

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

Falconwood Avenue, South Welling, Kent, DA16 2SL



**FOR MORE INFORMATION CONTACT US TODAY.**

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