



Falconwood Avenue | Welling, Kent, DA16 2SW



Guide Price: £625,000 - £650,000

Freehold

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Falconwood Avenue, Welling

A well presented FOUR BEDROOM EXTENDED 'Chalet' style home located on the Falconwood Estate. Conveniently located for Eastcote Primary School, Oxleas Woods, local shops and Welling mainline station.

Property Features

- Council Tax: E
- EPC Rating: D
- 19FT LOUNGE
- 13FT DINING ROOM
- 19FT MODERN FITTED KITCHEN
- GROUND FLOOR BATHROOM
- DOUBLE GLAZING/CENTRAL HEATING
- OFF STREET PARKING
- GARDEN



Interior

Porch: Double glazed door to front and double glazed windows to front and side.

Entrance Hall: Double glazed door to front and tiled flooring.

Lounge: 6.05m x 5.26m (19'10" x 17'3") Double glazed bay windows to front, air conditioning unit and wood style laminate flooring. Opening to dining room.

Dining Room: 4.22m x 3.7m (13'10" x 12'2") Opening to lounge, wood style laminate flooring and opening to kitchen.

Kitchen: 6.05m x 3.28m (19'10" x 10'9") Fitted with a modern range of wall and base units with contrasting Quartz work surfaces. Integrated induction hob, oven and filter hood. Integrated dishwasher, microwave and washing machine. Tiled flooring, underfloor heating, double glazed window to rear, sky light and double glazed French doors to rear.

Ground Floor Bathroom: Fitted with a three piece suite comprising of vanity wash hand basin, wall mounted wc and tile sided jacuzzi bath. Chrome style heated towel rail, part tiled walls, tiled flooring and double glazed window to side.

Landing: Carpet as fitted and loft access.

Bedroom 1: 4.11m x 3.94m (13'6" x 12'11") Double glazed window to rear, built in wardrobes and wood style laminate flooring.

En Suite Wet Room: Fitted with a vanity wash hand basin, wall mounted wc and double rainfall shower with body jets. Chrome style heated towel rail, fully tiled walls and tiled flooring, underfloor heating and double glazed window to side.

Bedroom 2: 4.32m x 3.3m (14'2" x 10'10") Double glazed bay window to front, built in wardrobe and wood style laminate flooring.

Bedroom 3: 3.02m x 2.92m (9'11" x 9'7") Double glazed window to front and side, built in wardrobe and wood style laminate flooring.

Bedroom 4: 3.8m x 3.28m (12'6" x 10'9") Double glazed window to rear, built in wardrobe and wood style laminate flooring.

New to Market

Property awaiting floorplan





Exterior

Garden: Mainly laid to lawn with patio area and mature edge shrub borders.

Summer House: 4.52m x 2.74m (14'10" x 9') Double glazed double doors to front, double glazed windows to front and side. Wood style laminate flooring.

Garage: Metal door to front.

Additional Information

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, Welling, Kent, DA16 2SW



FOR MORE INFORMATION CONTACT US TODAY.

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