



Falconwood Avenue | Welling, Kent, DA16 2SL



Guide Price: £625,000 - £650,000

Freehold

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## Falconwood Avenue, Welling

Offered to the market CHAIN FREE is this well presented EXTENDED FIVE BEDROM chalet style SEMI-DETACHED home. Conveniently located for Oxleas Woods, Eastcote Primary School and Welling station.

### Property Features

- Council Tax: E
- EPC Rating: C
- 16FT LOUNGE
- 22FT DINING ROOM
- CHAIN FREE
- GROUND FLOOR SHOWER ROOM/UTILITY
- DOUBLE GLAZED/CENTRAL HEATING
- OFF STREET PARKING
- REAR GARDEN



## Interior

**Entrance Hall:** Double glazed door to side, double glazed windows to side, storage cupboard and engineered wood flooring.

**Lounge:** 6.86m x 3.48m (22'6" x 11'5") Double glazed bay window to front and carpet as fitted.

**Dining Room:** 6.8m x 3.68m (22'4" x 12'1") Double glazed sliding door to rear and engineered wood flooring. Opening to kitchen.

**Bedroom 5/Study:** 3.2m x 2.3m (10'6" x 7'7") Double glazed bay window to front, built in storage and carpet as fitted.

**Kitchen:** 3.2m x 2.84m (10'6" x 9'4") Fitted with a range of wall and base units with contrasting Quartz worktops. Integrated microwave and dishwasher. Double glazed window to rear and tiled flooring.

**Ground Floor Shower Room/Utility:** Fitted with a three piece suite comprising of a pedestal wash hand basin, low level wc and separate walk in shower cubicle. Chrome style heated towel rail, tiled walls, underfloor heating, tiled flooring and double glazed window to side.

**Landing:** Storage cupboards, carpet as fitted and loft access.

**Bedroom 1:** 5.13m x 3.58m (16'10" x 11'9") Double glazed bay window to front, built in wardrobe and carpet as fitted.

**Bedroom 2:** 4.32m x 3.2m (14'2" x 10'6") Double glazed window to rear, built in wardrobe, wood style laminate flooring and double glazed window to side.

**Bedroom 3:** 3.1m x 2.72m (10'2" x 8'11") Double glazed window to front, built in wardrobe, wood style laminate flooring and double glazed window to side.

**Bedroom 4:** 3.6m x 2.34m (11'10" x 7'8") Double glazed window to rear and wood style laminate flooring.

**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. Chrome style heated towel rail, tiled walls, tiled flooring and double glazed window to side.

# New to Market

## Property awaiting floorplan





## Exterior

**Garden:** Landscaped rear garden with patio area. Shed. Gate to side.

**Summer House:** 3.94m x 3.1m (12'11" x 10'2") Double glazed doors to front and wood style laminate flooring. Remaining used for storage purposes.

**Parking:** Private driveway providing off street parking.

## 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 2SL



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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