



Westbrooke Crescent | Welling, Kent, DA16 1PU



Guide Price: £475,000 - £500,000

Freehold

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## Westbrooke Crescent, Welling

A well presented three bedroom extended semi-detached 1930's style family home. Conveniently located for access to schools, Welling High Street and main line station.

### Property Features

- Council Tax: D
- EPC Rating: E
- 24FT THROUGH LOUNGE
- 16FT FITTED KITCHEN/DINER
- FIRST FLOOR FAMILY BATHROOM
- DOUBLE GLAZING/CENTRAL HEATING
- OFF STREET PARKING
- APPROXIMATELY 62FT REAR GARDEN
- 15FT SUMMER HOUSE



## Interior

**Entrance Hall:** Door to front, under stairs cupboard, wood style laminate flooring and double glazed window to side.

**Through Lounge:** 7.32m (24')(into bay) x 3.89m (12'9")(narrowing to 3.4m (11'2")) Maximum Dimensions. Double glazed bay window to front, carpet as fitted and doors to kitchen/diner.

**Kitchen/Diner:** 5.08m (16'8") x 2.74m (9') plus 2.26m (7'5") x 1.88m (6'2") Maximum Dimensions. Fitted with a range of wall and base units with contrasting work surfaces. Integrated dishwasher and washing machine. Integrated oven, hob and filter hood. Localised tiled walls and wood style laminate flooring. Double glazed window and door to rear and double glazed double doors to rear.

**Landing:** Double glazed window to side and carpet as fitted.

**Bedroom 1:** 3.2m (10'6") x 2.97m (9'9")(into built in wardrobe 3.66m (12') Maximum Dimensions. Double glazed box bay window to front, built in wardrobe and wood style laminate flooring.

**Bedroom 2:** 3.53m (11'7") x 2.84m (9'4")(into built in wardrobe 3.5m (11'6") Maximum Dimensions. Double glazed window to rear, built in wardrobe and wood style laminate flooring.

**Bedroom 3:** 2.7m x 1.98m (8'10" x 6'6") Double glazed window to front and wood style laminate flooring. Loft access.

**Bathroom:** Fitted with a three piece suite comprising of vanity wash hand basin, low level wc, 'p' shaped panelled bath with shower over and glass shower screen. Chrome style heated towel rail, tiled walls and tiled flooring. Double glazed window to rear.

Ground Floor



First Floor





## Exterior

**Garden:** Approximately 62ft. Mainly laid to lawn with mature edge shrub borders and paved patio area. Gate to side.

**Summer House:** 4.65m x 4.2m (15'3" x 13'9")

**Parking:** Driveway providing off street parking. Accessed over shared driveway.

## Additional Information

Please note access is across shared driveway is subject to legal verification.

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

Westbrooke Crescent, Welling, Kent, DA16 1PU



**FOR MORE INFORMATION CONTACT US TODAY.**

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