

Falconwood Avenue, Welling

4 2 2











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Welling

IMMACULATE FOUR BEDROOM EXTEDNED SEMI DETACHED HOUSE | GROUND FLOOR SHOWER ROOM | LARGE RECEPTION ROOM | OPEN PLAN KITCHEN AND DINING ROOM | 4 GOOD SIZED BEDROOMS | FAMILY BATHROOM | APPROX 50' REAR GARDEN | GARAGE & DRIVEWAY | CLOSE PROXIMITY TO STATION | GOOD CATHCMENT AREA FOR SCHOOLS

Extended 4 bedroom semi detached

Property Summary

Immaculate and spacious extended 4 bedroom, 2 bathroom semi detached house in sought after location close to stations, local buses and local schools.

Harpers & Co are delighted to offer this truly sumptuous and very well decorated and large estate. This property is a real credit to the current owners who have lavishly decorated this house to very high standard.

Upon entering the property the large entrance hall leads to a large well decorated reception room, modern well designed open plan kitchen, dining area and down stairs shower room & WC. The first floor comprises four good size bedrooms and a family bathroom. These are all bright with good aspect and again decorated to a high standard. Externally there is off street parking for several cars, a garage and a good size well maintained rear garden.

The property is within close proximity to Welling and Falconwood train stations with fast trains to Charring Cross and London Bridge (22mins). The property also benefits from an excellent catchment for Primary, Secondary and Grammar schools.

Viewings highly recommended through award winning Sole agents Harpers & Co







Accommodation

Entrance Hall

UPVC door to front with frosted insert windows to side, picture rail, skirting, wood oak flooring, pendant light to ceiling, radiator with ornate cover, built in cupboard.

Reception 19' 10" x 13' 6" (6.05m x 4.12m)

Two Double glazed bay windows to the front with roller blinds, curtains and valance, carpeted, coved ceiling, skirting, 2x pendant lights to ceiling, curved radiator, feature electric fireplace with marble surround, multiple power points.

Kitchen area 19' 0" x 7' 10" (5.80m x 2.40m)

Double glazed window and French doors to rear garden, skylight, coved ceiling, spotlights to ceiling, tiled flooring, range of fitted wall and base units with Quartz work surface over and built in sink and drainer, integrated electric oven and grill, gas hob, integrated fridge freezer, washing machine and dishwasher, multiple power points, wine rack, radiator.

Dining area 13' 7" x 11' 6" (4.13m x 3.51m)

Amtico flooring, coved ceiling, skirting, pendant light to ceiling, multiple power points, under stairs storage cupboard, radiator, open plan to kitchen area.

Ground floor shower room

Frosted double glazed window to side, tiled flooring, low level WC, vanity wash hand basin, tiled shower cubicle with glass screen and Amazon shower, heated towel rail, wall mounted mirror.

Landing

Carpeted, pendant light to ceiling, loft access.

Bedroom 1 16' 9" x 11' 11" (5.11m x 3.63m)

Double glazed bay window to front with roller blinds, curtains and valance, coved ceiling, skirting, curved radiator, carpeted, built in wardrobes, multiple power points.

Bedroom 2 14' 7" x 12' 6" (4.45m x 3.82m)

Double glazed window to rear with roller blind and curtains, coved ceiling, skirting, carpeted, pendant light to ceiling, radiator, multiple power points.







Bedroom 3 12' 8" x 9' 0" (3.87m x 2.75m)

Double glazed window to front with roller blind and curtains, coved ceiling, skirting, pendant light to ceiling, radiator, and multiple power points.

Bedroom 4 11' 3" x 7' 7" (3.44m x 2.30m)

Double glazed window to rear with roller blind and curtains, coved ceiling, skirting, pendant light to ceiling, radiator, and multiple power points.

Bathroom

Frosted double glazed window to side, Solid Oak flooring, part tiled walls, low level WC, wash hand basin, panelled bath with shower

attachment, wall mounted mirror, heated towel rail.

Rear Garden 49' 3" x 28' 7" (15.00m x 8.70m)

Patio area, mainly laid to lawn with tree and shrub borders, access to garage, outside tap and light, greenhouse.

Garage 15' 9" x 9' 10" (4.80m x 3.00m)

Up and over door with power and light.

Front drive

Paved driveway to front for several vehicles.





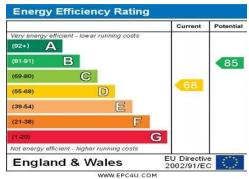












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