



Falconwood Avenue, Welling



Harpers & Co



Harpers & Co

# Falconwood Avenue

## Welling

IMMACULATE FOUR BEDROOM EXTENDED 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 CATCHMENT 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		85
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

**Bexley / Bexleyheath Department**  
 8 Bexley High Street  
 Bexley  
 DA5 1AD  
 T: 01322 524425  
 E: info@harpersandco.com

**Associate Park Lane**  
 121 Park Lane  
 Mayfair  
 W1K 7AG  
 T: 0207 409 4693  
 E: info@harpersandco.com

[harpersandco.com](http://harpersandco.com)

**Harpers & Co**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property.