



Offers Over £450,000 Freehold



33 Westmoreland Avenue, Welling, Kent  
DA16 2QB





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this spacious house, situated on a popular residential road close to schools, amenities, and transportation links, including both Welling and Falconwood stations. This extended property comprises 3 bedrooms, large living room, open-plan dining area, kitchen, and upstairs family bathroom.

Further benefits include double glazing, 65ft (approx) rear garden, and off street parking. Total Internal Area approx: 935.27 sq ft (86.89 sq m).

## FEATURES

- 3 Bedrooms
- Large Living Room
- Open-Plan Dining Area
- Fitted Kitchen
- Family Bathroom
- Off Street Parking
- 65ft (approx) Rear Garden





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Hardwood flooring, radiator, ceiling coving.

#### Through Lounge

Hardwood flooring, radiator, ceiling coving, double glazed bay window.

#### Open-Plan Dining Area

Vinyl flooring, radiator; double glazed patio doors leading to rear garden.

#### Kitchen

Vinyl flooring, double glazed windows; range of wood wall and base units with granite-effect worktops and tiled splashback; composite 1½ bowl sink and drainer unit with mixer tap; oven, gas hob, extractor hood; space and connections for washing machine; space and connections for dryer.

### First Floor

#### Landing

Carpeted, ceiling coving; access to part-boarded and insulated loft with drop-down ladder and light.

#### Bedroom

Laminate flooring, radiator, ceiling coving, double glazed bay window.

#### Bedroom

Laminate flooring, radiator, double glazed windows.

#### Bedroom

Laminate flooring, radiator, ceiling coving, double glazed windows.

#### Family Bathroom

Tiled flooring, part-tiled walls, double glazed windows; bath with mixer tap and separate shower over; vanity wash-hand basin with mixer tap; w/c, heated towel-rail, extractor fan.

### Exterior

#### Front Driveway

Off street parking.



### Rear Garden

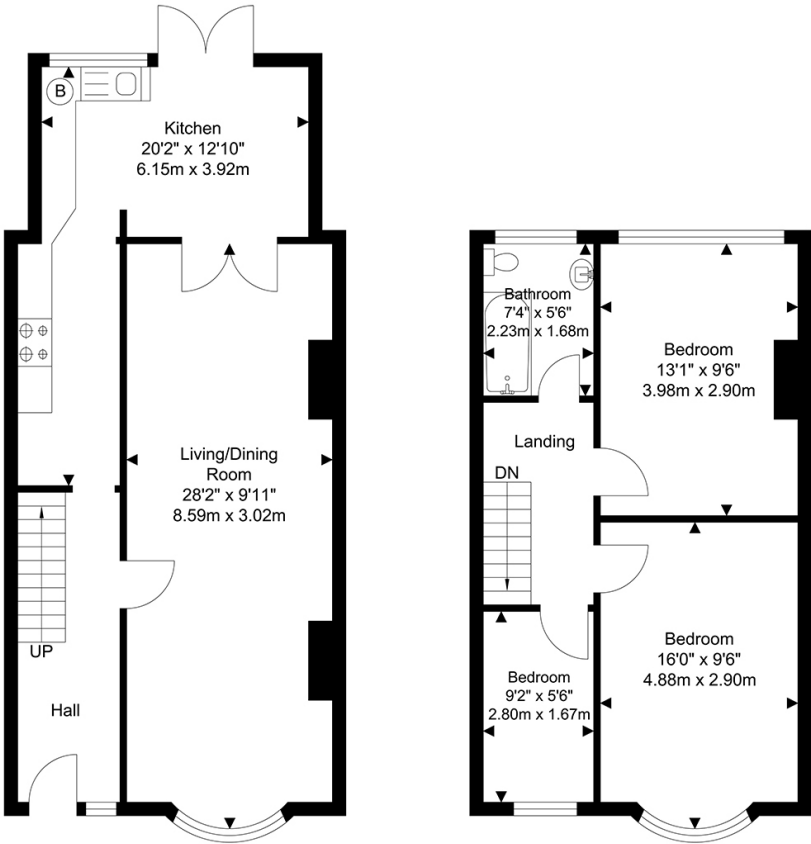
Approximately 65ft; decking, lawn; range of flowerbeds and shrubs; rear access.

### Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.5 miles (approx) to Falconwood Station (direct to 5 London Terminal stations)
- 0.6 miles (approx) to Welling Station (direct to 5 London Terminal stations)
- 0.4 miles (approx) to Welling High Street
- 0.8 miles (approx) to Danson Park & Lake
- Council Tax: Band D



FLOORPLAN



Ground Floor  
Approximate Floor Area  
522.48 SQ.FT.  
(48.54 SQ.M.)



First Floor  
Approximate Floor Area  
412.79 SQ.FT.  
(38.35 SQ.M.)

TOTAL APPROX FLOOR AREA 935.27 SQ. FT / 86.89 SQ. M  
For Identification Purposes Only.

