



Asking Price £425,000 Freehold



57 Westmoreland Avenue, Welling, Kent  
DA16 2QB





## PROPERTY DESCRIPTION

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

Further benefits include double glazing, gas central heating, 65ft (approx) rear garden, and off street parking. Total Internal Area approx: 823.65 sq ft (76.52 sq m).

## FEATURES

- Semi-detached house
- 3 bedrooms
- Living room
- Open-plan kitchen/dining room
- Family bathroom
- 65ft (approx) rear garden
- CHAIN FREE





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Laminate flooring, radiator, ceiling coving.

#### Living Room

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

#### Dining Room

Leading to open-plan kitchen; laminate flooring, radiator, ceiling coving; double glazed patio doors leading to rear garden.

#### Open-Plan Kitchen

Lead from dining room; tile flooring, ceiling coving, double glazed windows; range of wood wall and base units with granite-effect worktops; composite 1½ bowl sink and drainer unit with mixer tap; AEG double oven, AEG gas hob, AEG extractor hood; cupboard housing combination boiler; space for fridge/freezer.

### First Floor

#### Landing

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

#### Bedroom

Wood flooring, radiator, ceiling coving, double glazed bay window, fitted wardrobes.

#### Bedroom

Wood flooring, radiator, double glazed windows, fitted cupboard.

#### Bedroom

Carpeted, radiator, double glazed windows.

#### Family Bathroom

Laminate flooring, fully 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.

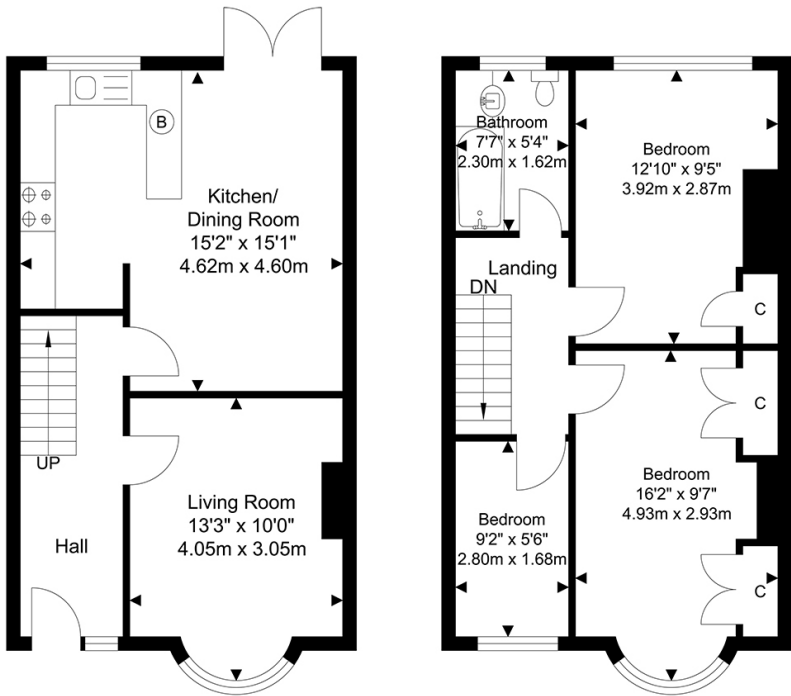
#### Rear Garden

Approximately Xft; patio, lawn, decking; range of mature trees and shrubs; storage shed.

### Information

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

FLOORPLAN



Ground Floor  
Approximate Floor Area  
411.82 SQ.FT.  
(38.26 SQ.M.)

First Floor  
Approximate Floor Area  
411.82 SQ.FT.  
(38.26 SQ.M.)

TOTAL APPROX FLOOR AREA 823.65 SQ. FT / 76.52 SQ. M  
For Identification Purposes Only.

