



Axminster Crescent, Welling, DA16 1HF

**£525,000**

Westmount Estates have pleasure in offering this THREE bedroom semi detached family home. Offered in good decorative order internally to provide to the ground floor an inter-connecting reception and dining room, fitted modern kitchen and conservatory. To the first floor there are three well appointed bedrooms and a family bathroom. The garden to the rear is private with a garage to the side and off road parking to the front. With lots of potential for an extension (STPP). The property is situated just a short walk to Stevens Park and St Michael's East Wickham C of E primary school with Bexleyheath and Welling mainline railway stations close at hand. Abbey Wood for the Elizabeth line. Bexley council tax band D. EPC rating D.

## **ENTRANCE**

A double glazed UPVC door with stained glass leaded light insert to the entrance hall.

## **ENTRANCE HALL**

Stairs to the first floor, frosted window to front, inset spotlights, coved ceiling, wooden flooring, radiator with concealed cover, under stairs storage cupboard,

## **LOUNGE**

A double glazed six pain bay window to front, radiator, a feature gas fire limestone mantle and surround, open to a dining area, second radiator, two centre light points, French multi painted frosted glass doors to the conservatory.

## **FITTED KITCHEN**

A range of eye and base units, roll top work surface, four ring gas hob with extractor fan over, built in oven, plumbing for washing machine, single sink unit with drainer and mixer taps, space for a free standing fridge and freezer, wooden flooring, inset spotlights, half tiled walls, double glazed window to rear, multi painted frosted door to the conservatory.

## **CONSERVATORY**

A half brick and double glazed conservatory, double glazed sun repellent roof, wall mounted lights, tiled flooring, radiator, double glazed door for access to the garden.

## **LANDING**

A staircase to the first floor, landing, double glazed frosted window to side, inset spot lights, coved ceiling, access to loft via hatch.

## **BEDROOM ONE**

A double glazed six painted bay window to front, radiator, floor to ceiling mirrored wardrobes, centre light point.

## **BEDROOM TWO**

A double glazed window to rear, radiator, built in wardrobe with storage cupboard above.

## **BEDROOM THREE**

A double glazed window to front, radiator, coved ceiling, centre light point.

## **BATHROOM**

A three piece suite comprising a panel enclosed bath with mixer taps, wall mounted shower with glass screen, vanity wash hand basin with concealed cistern w/c, roll top work surface, double glazed frosted window to rear, inset spotlights, tiled surround, towel rail radiator, tiled flooring.

## **REAR GARDEN**

A paved patio area, outside tap and lighting. The main garden is mainly laid to lawn with mature shrubs and flower borders, a second paved patio area for late afternoon sun. A detached summerhouse with power and lighting.

## **GARAGE**

An attached garage to the side with up and over door, power and lighting, double glazed window to rear and double glazed door for access to the garden.

## **FRONTAGE**

A block paved driveway for multi vehicle parking, raised flower borders, security lighting.



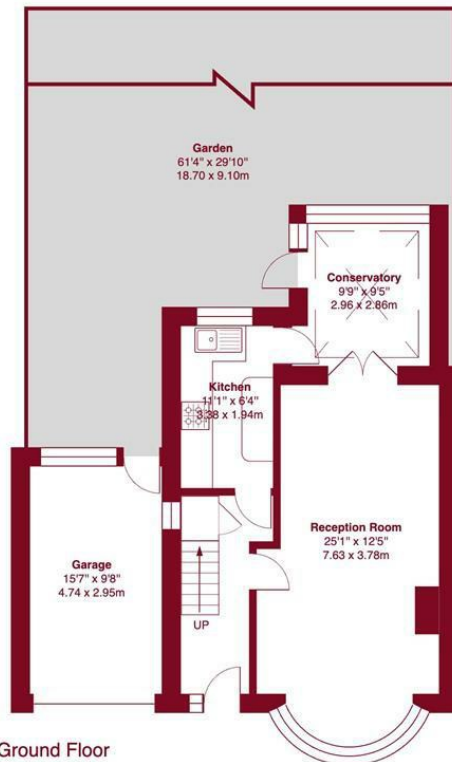
## Floor Plan



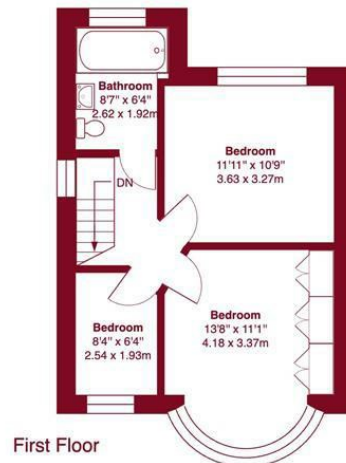
Axminster Crescent, DA16

Approximate Gross Internal Area = 1106 sq ft / 102.8 sq m

(including garage)



### Ground Floor

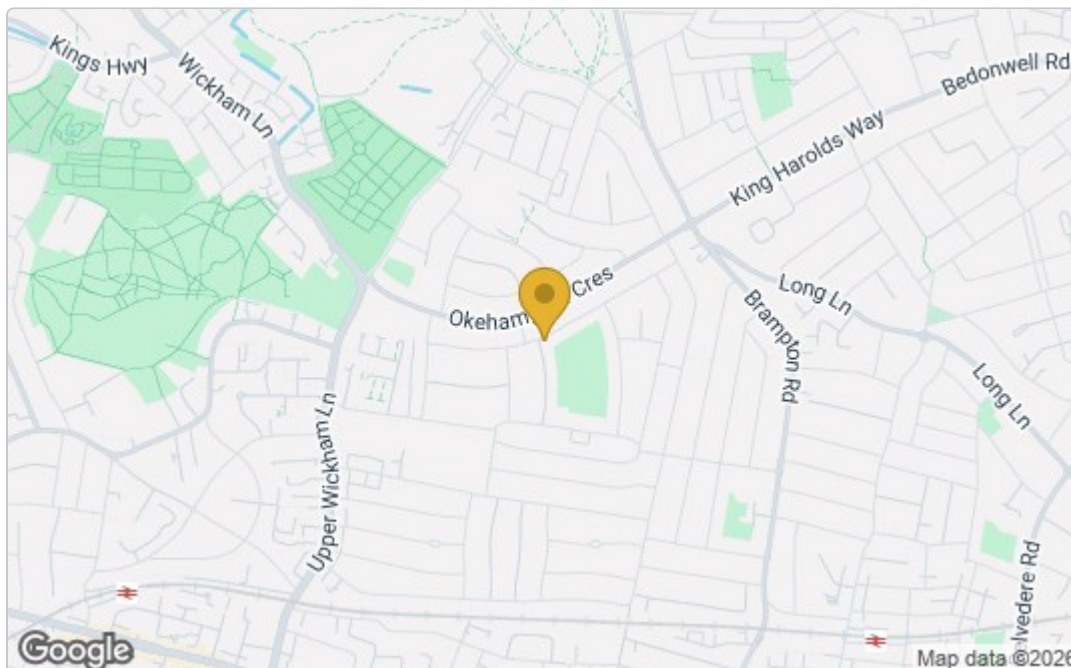


### First Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.

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## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>62</p>	<p>82</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p> 	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p> 	

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267 Main Road, Sidcup, Kent, DA14 6QL

**Tel:** 020 8302 3000 **Email:** [info@westmountestates.co.uk](mailto:info@westmountestates.co.uk) [www.westmountestates.co.uk](http://www.westmountestates.co.uk)