



## Westbrooke Crescent, , Welling, DA16 1PU

- Quiet location
- Walking distance to Welling Train Station
- Ground floor extended bathroom
- Extended kitchen
- Floor Area: 1126 sq ft
- Close to local schools, shops & transport
- Four bedroom
- Open plan lounge/dining room
- Call Hunters to view
- EPC Rating: D

**Offers Over £525,000**



# Westbrooke Crescent, , Welling, DA16 1PU

## DESCRIPTION

Nestled in the desirable Westbrooke Crescent, Welling, this charming semi-detached house offers a delightful blend of comfort and practicality, making it an ideal family home. Spanning an impressive 1,118 square feet.

As you enter, you are greeted by a welcoming entrance hall that leads to a bright and airy living area, perfect for family gatherings. The well-equipped kitchen, complemented by a separate utility area, ensures that household tasks are managed with ease and efficiency. A conveniently located family bathroom on the ground floor adds to the home's functional appeal.

One of the standout features of this property is the expansive rear garden, which offers a wonderful outdoor space for children to play, summer entertaining, or simply unwinding in the fresh air. With plenty of room for gardening, outdoor dining, or even potential extensions (subject to planning permission), this garden truly enhances the property's charm.

Upstairs, you will find four bedrooms, each providing ample space for rest, work, or play. This flexibility makes the home suitable for accommodating a growing family, hosting guests, or creating a dedicated home office.

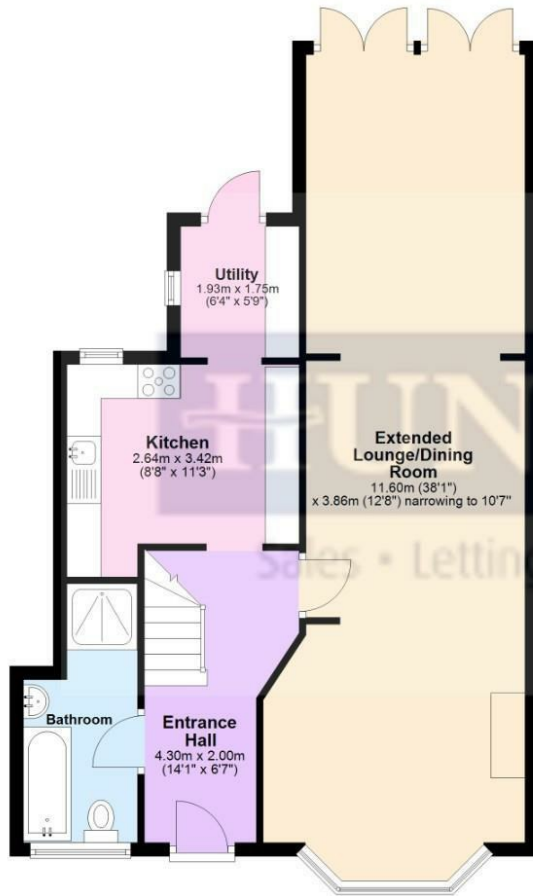
The location is equally appealing, with Fosters Primary School, local shops, and excellent transport links all within easy reach. Welling and Bexleyheath train stations are nearby, offering direct access to London Bridge in approximately 30 minutes.

This property is a wonderful opportunity for those seeking a spacious family home in a convenient location. To fully appreciate all that this home has to offer, we invite you to call Hunters to arrange a viewing.





## Ground Floor



## First Floor



Total area: approx. 104.7 sq. metres (1126.7 sq. feet)

### Viewings

Please contact [welling@hunters.com](mailto:welling@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.