



Offers inxs of £400,000

Westbrooke Road, Welling, DA16 5JG

Chattertons

EST 1893

Located in a residential road nearby to Welling mainline station and also close to the picturesque Danson Park and boating lake.

This is a semi detached house with upstairs bathroom and ground floor wc along with 2 receptions and 3 bedrooms.

The house has gas central heating and double glazing but needs updating and refurbishing and then will be a perfect family home. To the rear is a good size garden and driveway to the front providing off road parking. Offered to the market chain free.



Residential road

Close by to Welling high street and train station

Nearby to Danson park and boating lake

3 bedrooms and 2 receptions

Entrance hall

Radiator, carpet

Lounge 12' 9" x 12' 0" (3.88m x 3.65m)

Double glazed bay window, radiator, carpet

Dining room 11' 7" x 11' 3" (3.53m x 3.43m)

Double glazed french doors to garden, radiator, carpet

Kitchen 8' 10" x 8' 10" (2.69m x 2.69m)

Double glazed window and door to the garden, wall and base units with laminated work surface, oven and hob, plumbing for dishwasher, stainless steel single drainer sink unit with mixer taps and 1.5 bowl

Ground floor wc 5' 4" x 4' 7" (1.62m x 1.40m)

Frosted double glazed window, pedestal wash hand basin, plumbing for washing machine, double radiator, combi boiler

Stairs to the first floor

Access to the loft, frosted double glazed window to the side

Upstairs bathroom and ground floor wc

Good size rear garden

Driveway to front

Chain free

Bedroom 1 12' 8" x 11' 10" (3.86m x 3.60m)

Double glazed bay window, radiator, carpet

Bedroom 2 11' 7" x 11' 5" (3.53m x 3.48m)

Double glazed window, radiator, carpet

Bedroom 3 9' 2" x 8' 8" (2.79m x 2.64m)

Double glazed window, radiator, carpet

Bathroom 7' 0" x 6' 2" (2.13m x 1.88m)

Frosted double glazed window, panelled bath with shower above and screen, pedestal wash hand basin, low level wc, chrome heated towel rail, tiled surround, vinyl floor covering

Rear garden 62' 4" x 24' 7" (18.98m x 7.49m)

Side access, patio and decked area lawn with timber built shed, outside tap

Front driveway

Off road parking

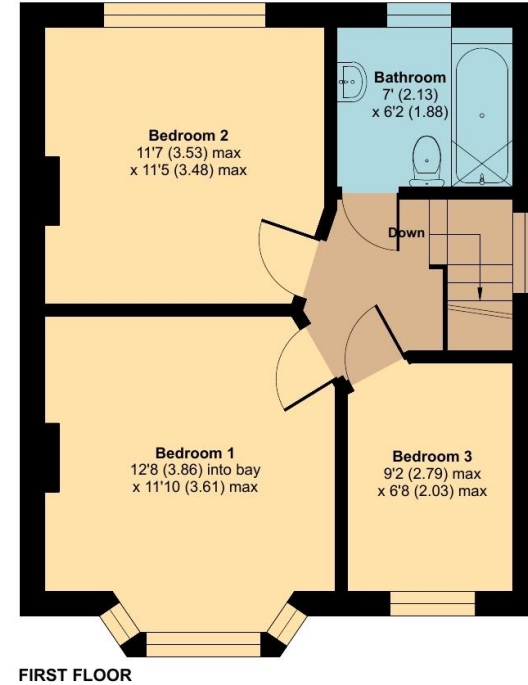
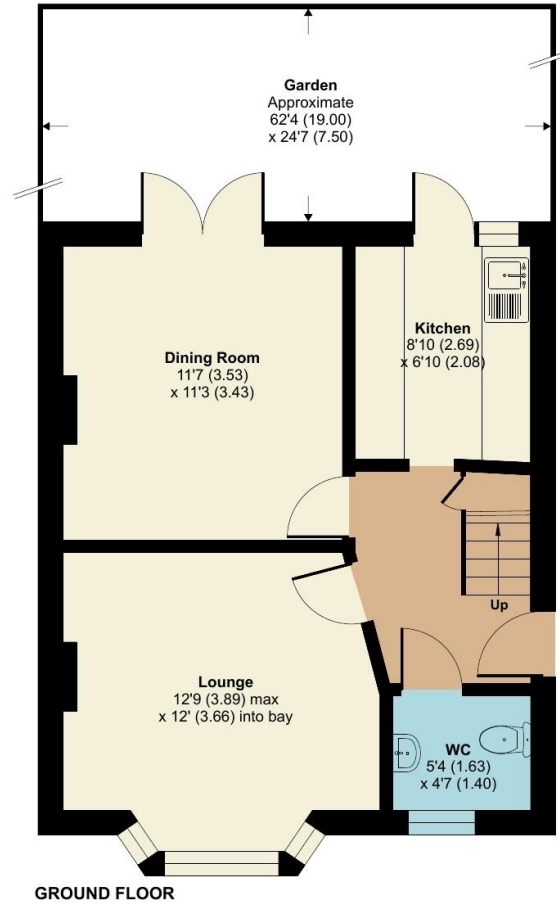




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Approximate Area = 868 sq ft / 80.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Chattertons Estate Agents Ltd. REF: 1456524

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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