



Porthkerry Avenue

Welling, DA16 2DS

Price Range £400,000



- Welling high street location
- Room to extend
- Great access to local schools & shops
- Large rear garden
- Floor Area: 540 sq ft

- Replaced roof
- Walking distance to Welling Train Station
- Very well presented throughout
- Call Hunters to view
- EPC Rating: D

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**** PRICE RANGE £400,000 - £425,000 ****

**** REPLACED ROOF ****

Nestled in the desirable area of Porthkerry Avenue, Welling, this charming mid-terrace house offers a delightful living experience. Spanning approximately 540 square feet, the property is well-presented throughout, making it an ideal choice for first-time buyers or those seeking a comfortable home.

Upon entering, you are greeted by a lovely bay-fronted lounge that provides a warm and inviting atmosphere. The well-appointed kitchen/diner at the rear of the house is perfect for family meals and entertaining guests. The first floor features two spacious bedrooms, along with a well-equipped bathroom, ensuring ample space for relaxation and privacy.

One of the standout features of this property is the large rear garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the front garden presents the potential for off-road parking, subject to the necessary permissions.

Situated in a prime location, this home is conveniently close to local schools, shops, and Welling train station, making commuting and daily errands a breeze. Danson Park, with its beautiful green spaces, is also just a short distance away, providing a perfect spot for leisurely walks or family outings.

This property is marketed by Hunters Welling, and we invite you to call us to arrange a viewing. Don't miss the opportunity to make this delightful house your new home.

Porthkerry Avenue, Welling, DA16

Approximate Area = 540 sq ft / 50.2 sq m

For identification only - Not to scale



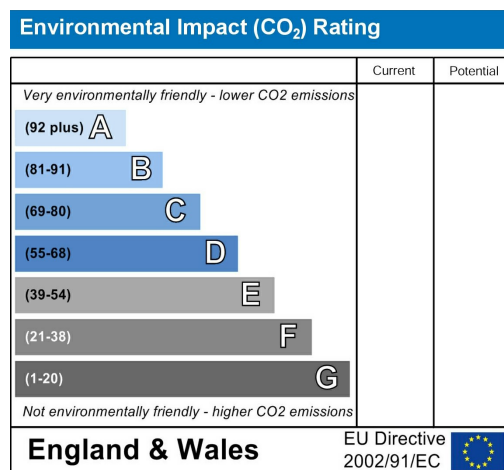
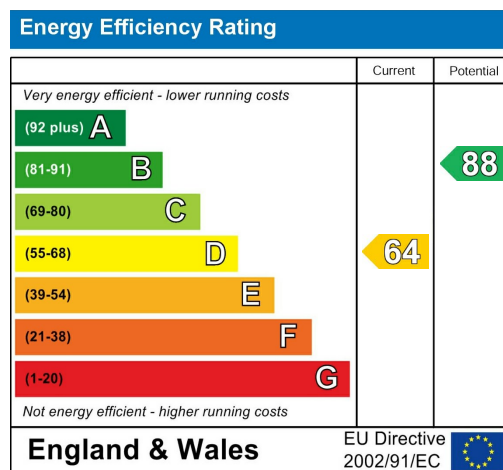
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1325641







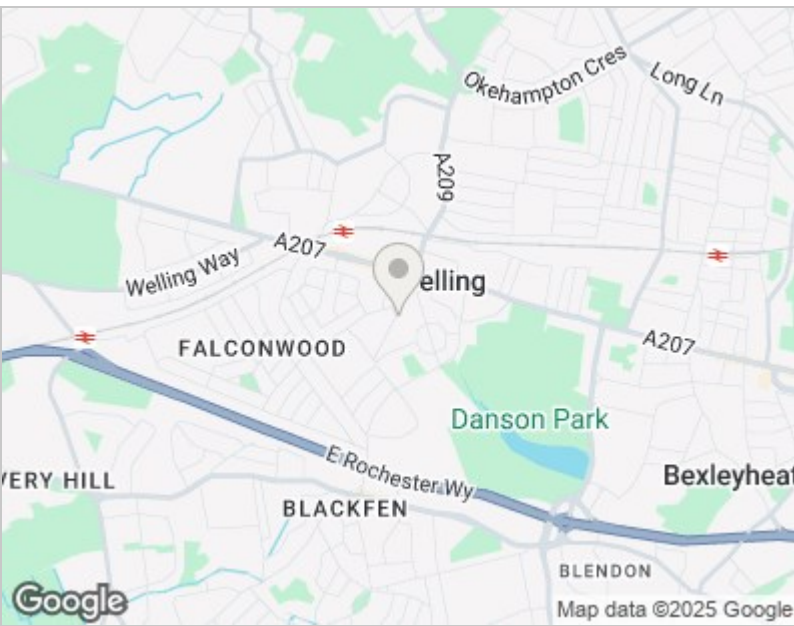
Energy Efficiency Graph



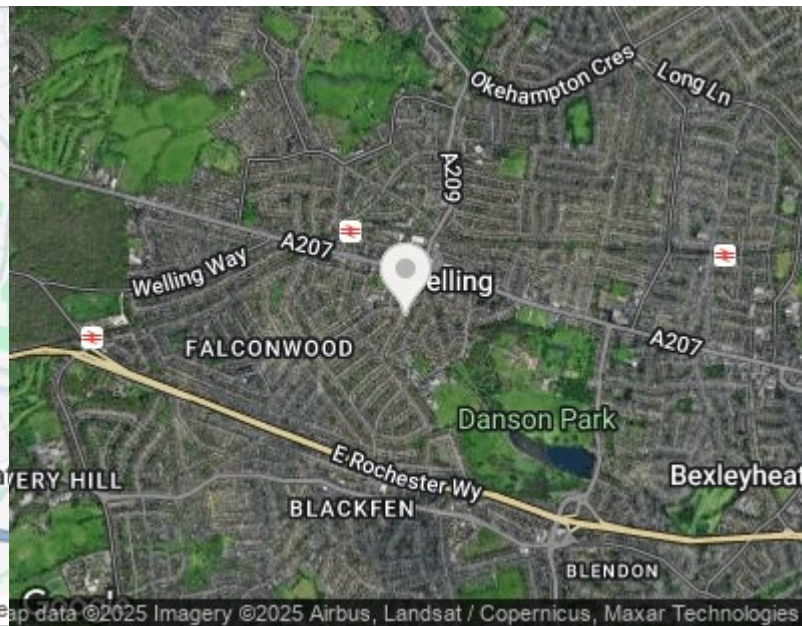
Viewing

Please contact our Hunters Welling Office on 020 8304 1000 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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