



Kenmere Road

Welling, DA16 1PJ

Offers Over £500,000



- Popular location
- Walking distance to Welling Train Station
- Extended semi detached home
- Three bedrooms & two reception rooms
- Floor Area 1113 total sq ft

- Easy access to local schools, shops & transport
- Well presented throughout
- Enlarged bathroom
- Call Hunters to view
- EPC Rating: D

Kenmere Road

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Nestled in the sought-after area of Kenmere Road, Welling, this charming extended semi-detached house offers a delightful blend of comfort and convenience. With three bedrooms and an enlarged first-floor bathroom, this home is perfect for families or those seeking extra space.

Upon entering, you are greeted by an inviting enlarged bay-fronted lounge, which provides a warm and welcoming atmosphere, ideal for relaxation or entertaining guests. The ground floor also boasts an open-plan extended kitchen and dining room, creating a seamless flow for family gatherings and culinary adventures. This space is designed to be both functional and stylish, making it the heart of the home.

The property is well presented throughout, ensuring that you can move in with ease. Outside, you will find a generous rear garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the garden provides access to a double garage, offering ample storage or potential for a workshop. Off-road parking at the front of the property adds to the convenience, making it easy for you and your guests.

Located in a popular residential area, this home benefits from easy access to local schools, shops, and transport links, including Welling Train Station, making commuting a breeze. This property is a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. We invite you to call Hunters to arrange a viewing and experience all that this lovely property has to offer.

Kenmere Road, Welling, DA16

Approximate Area = 896 sq ft / 83.2 sq m

Garage = 217 sq ft / 20.1 sq m

Total = 1113 sq ft / 103.3 sq m

For identification only - Not to scale



Garden
Approximate
59'1 (18.00)
x 23' (7.00)

Garage
17'5 (5.30)
x 12'6 (3.80)

HUNTERS®
HERE TO GET *you* THERE

**Kitchen /
Dining Area**
17'5 (5.30) max
x 17'5 (5.30) max

Reception Room
15'5 (4.70) into bay
x 12'6 (3.80) max

Bedroom 2
11'10 (3.60) max
x 10'6 (3.20) max

Bedroom 1
12'2 (3.70) into bay
x 10'10 (3.30) max

Bedroom 3
8'2 (2.50)
x 6'7 (2.00)

GROUND FLOOR

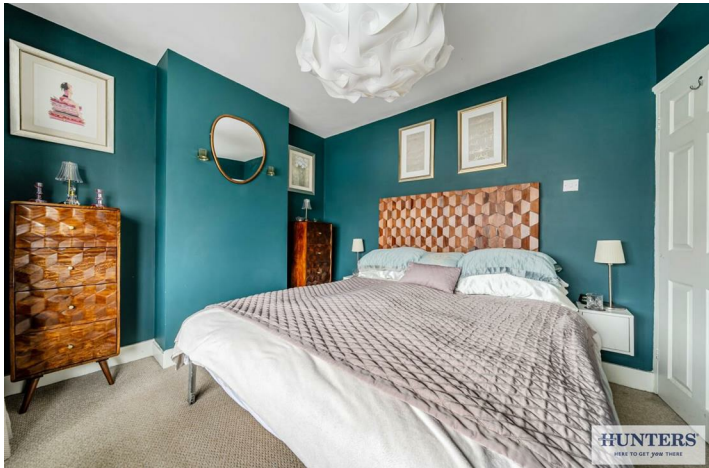
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1342061

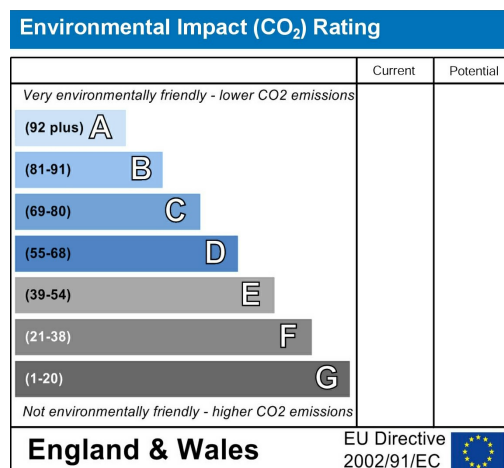
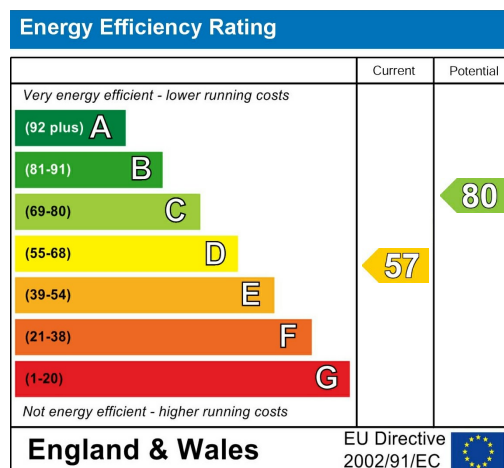
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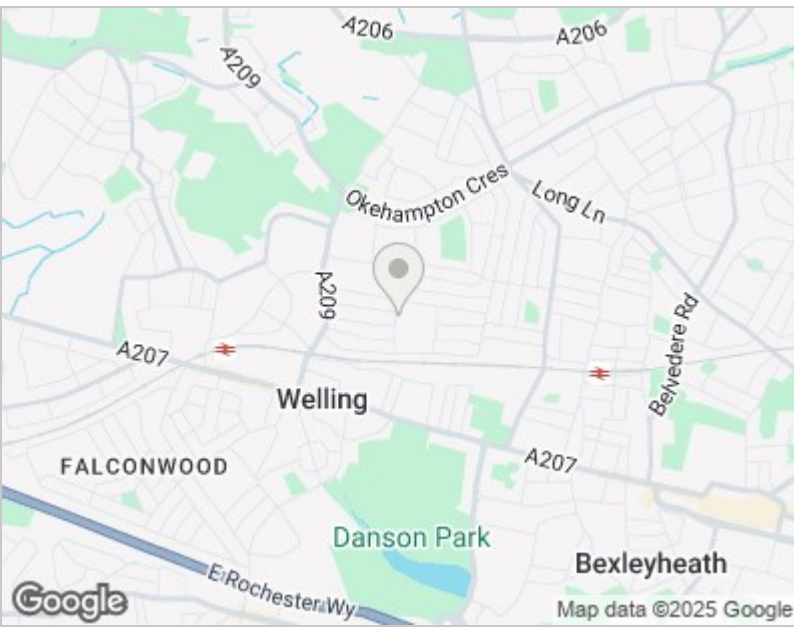
Energy Efficiency Graph



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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