

# HUNTERS®

HERE TO GET *you* THERE



## Marina Drive

Welling, DA16 3QY

Offers Over £575,000



- Sought after location
- Close to local schools, shops and Oxleas Woods
- Bay fronted lounge & open plan family/diner/kitchen to rear
- Lovely garden & room to extend STPP
- Floor Area: 1167 total sq ft
- Walking distance to Welling Train Station
- Very well presented home throughout
- Ground floor wet room & first floor bathroom
- Call Hunters to view
- EPC Rating: D

Tel: 020 8304 1000

# Marina Drive

Welling, DA16 3QY

Offers Over £575,000



Nestled in the sought-after and tranquil Marina Drive, Welling, this charming semi-detached home offers a delightful blend of comfort and potential. Spanning an impressive 1,167 total square feet, the property boasts two reception rooms, three well-proportioned bedrooms, and two bathrooms, making it an ideal family home.

Upon entering, you are greeted by a bay-fronted lounge that exudes warmth and character. The heart of the home is undoubtedly the spacious open-plan family/kitchen and dining area, which is bathed in natural light thanks to the bi-folding doors that seamlessly connect the indoor space to the lovely rear garden. This area is perfect for entertaining or enjoying family meals. Additionally, the ground floor features a convenient wet room, enhancing the practicality of the layout.

The first floor comprises three generous bedrooms, each offering ample space for relaxation and personalisation, alongside a family bathroom that serves the household's needs.

The property is very well presented throughout, ensuring a light and airy atmosphere that is both inviting and comfortable. There is also significant potential for future extensions to the side, rear, and loft, subject to planning permission, allowing you to tailor the home to your specific requirements.

Parking is a breeze with off-road parking and an integral garage, providing both convenience and security. The location is particularly advantageous, with easy access to a variety of local schools, shops, and transport links, including Welling train station. For those who enjoy the outdoors, Oxleas Woods is nearby, offering a splendid area for dog walking and leisurely strolls.

This property is a rare find in a desirable area, and we invite you to call Hunters at Welling now to arrange a viewing and experience all that this wonderful home has to offer.

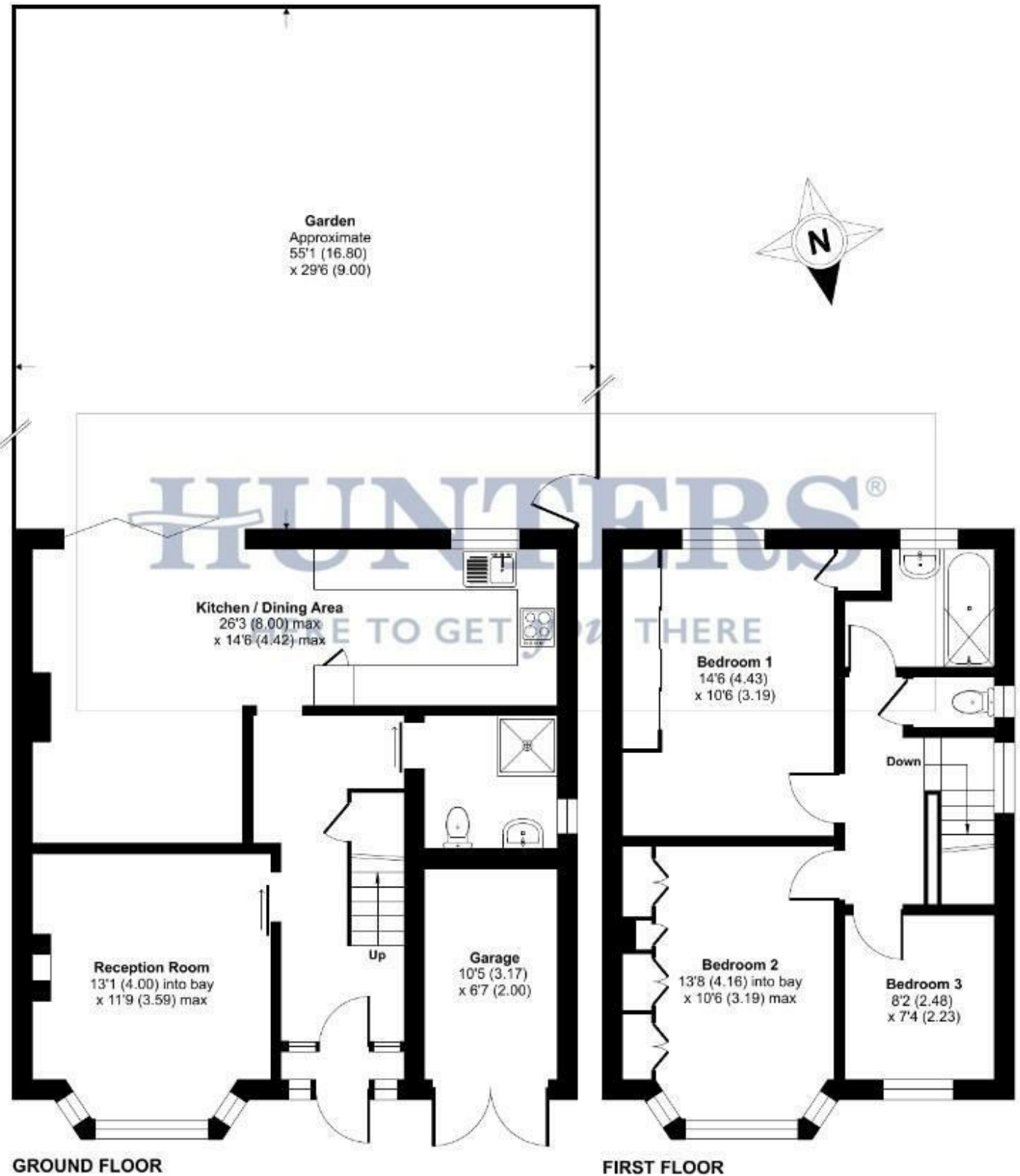
# Marina Drive, Welling, DA16

Approximate Area = 1099 sq ft / 102.1 sq m

Garage = 68 sq ft / 6.3 sq m

Total = 1167 sq ft / 108.4 sq m

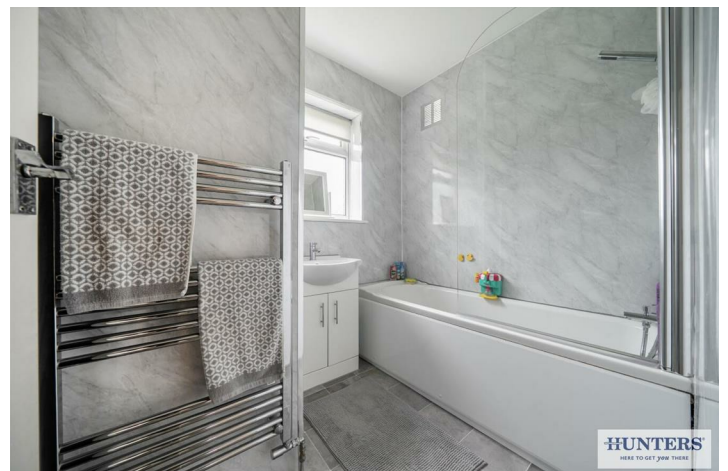
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichexcom 2026. Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1466446

Tel: 020 8304 1000

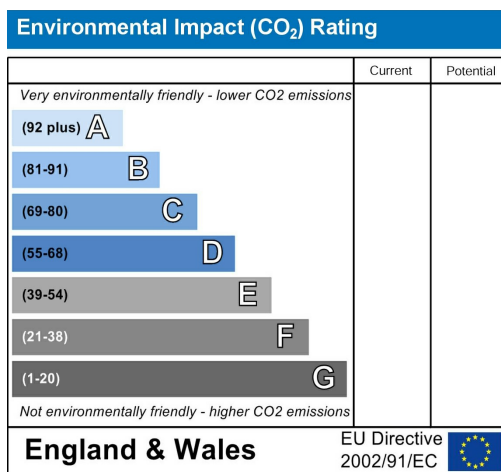
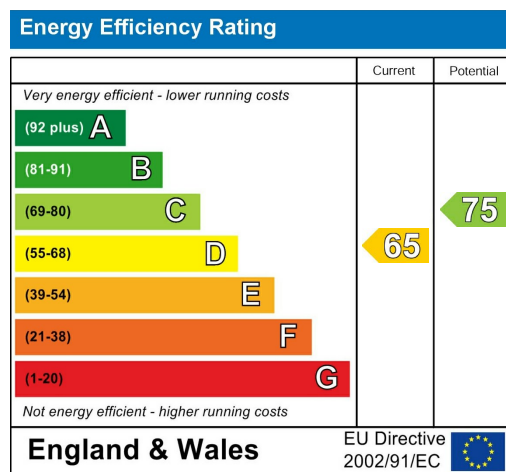






**HUNTERS**  
HERE TO GET *you* THERE

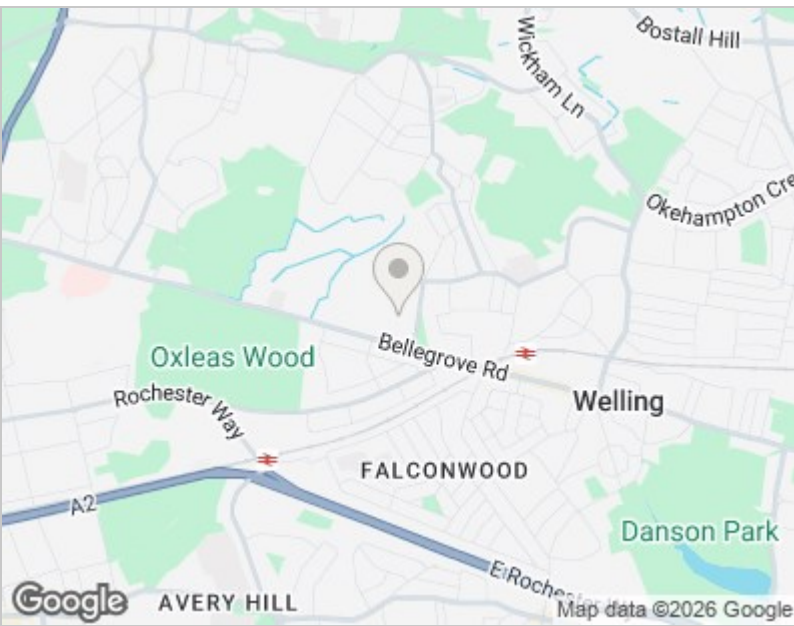
## Energy Efficiency Graph



## 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.

39 High Street, Orpington, Kent, BR6 0JE  
Tel: 020 8304 1000 Email: [welling@hunters.com](mailto:welling@hunters.com)  
[www.hunters.com](http://www.hunters.com)

