

# HUNTERS®

HERE TO GET *you* THERE



## Budleigh Crescent

Welling, DA16 1DX

Offers Over £450,000



- Sought after location
- Double rear extension & new roof with guarantee
- Three good size bedrooms
- Two reception rooms & modern kitchen
- Floor Area: 946 sq ft
- Popular Stevens style semi detached home
- Well presented inside & out
- Enlarged first floor bathroom
- Call Hunters to view
- EPC Rating: D

Tel: 020 8304 1000

# Budleigh Crescent

Welling, DA16 1DX

Offers Over £450,000



**\*\* PRICE RANGE £450,000 - £475,000 \*\***

**\*\* NEW ROOF - STILL WITH GUARANTEE \*\***

Nestled in the desirable Budleigh Crescent in Welling, this charming semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 946 square feet. The heart of the home is the open-plan kitchen diner at the rear, which seamlessly connects to a well-maintained garden, providing a delightful space for family gatherings and outdoor enjoyment.

The first floor features three generously sized bedrooms, ensuring ample space for family or guests. The enlarged family bathroom is a notable highlight, offering modern amenities and comfort. The bay-fronted lounge at the front of the house adds character and warmth, making it a perfect spot to unwind.

This property is particularly appealing due to its location in a sought-after area, with excellent access to local schools, shops, and transport links, including the convenient Superloop bus service that connects you to the Elizabeth Line. Additionally, off-road parking for two vehicles adds to the practicality of this lovely home.

Marketed by Hunters estate agents, this popular Stevens-style semi-detached home with a double rear extension is a rare find. With its combination of space, style, and location, it is an opportunity not to be missed. We invite you to call Hunters to arrange a viewing and discover the potential of this delightful property for yourself.

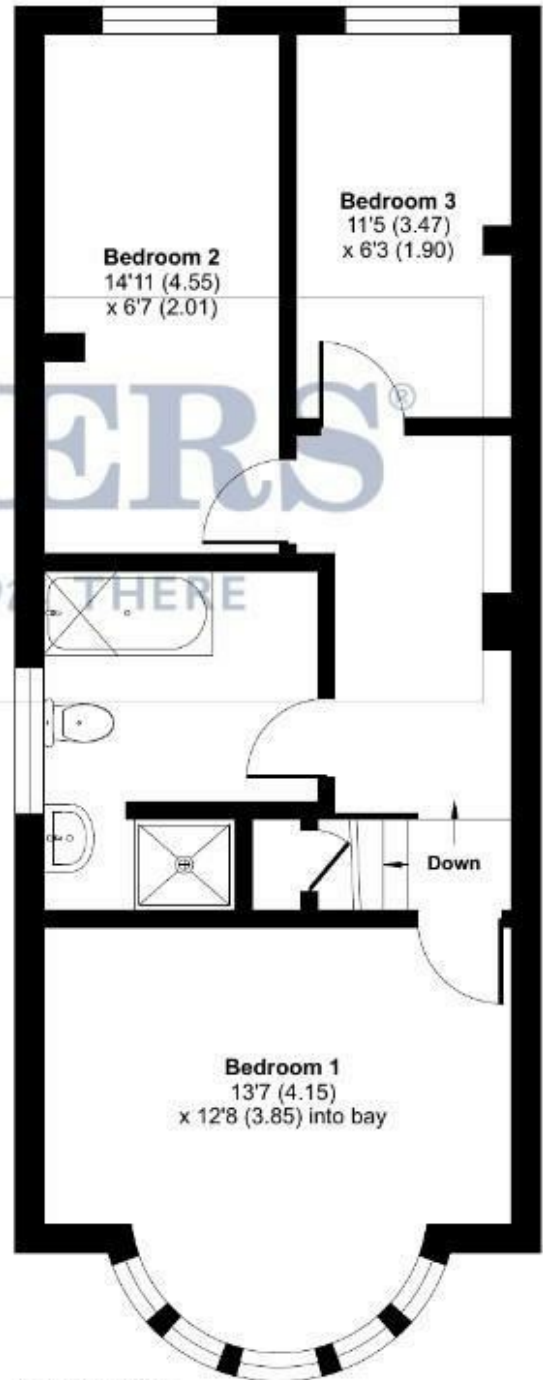
# Budleigh Crescent, Welling, DA16

Approximate Area = 946 sq ft / 87.8 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



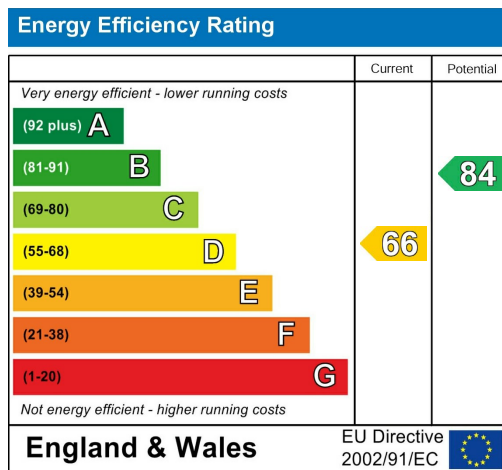
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1269050







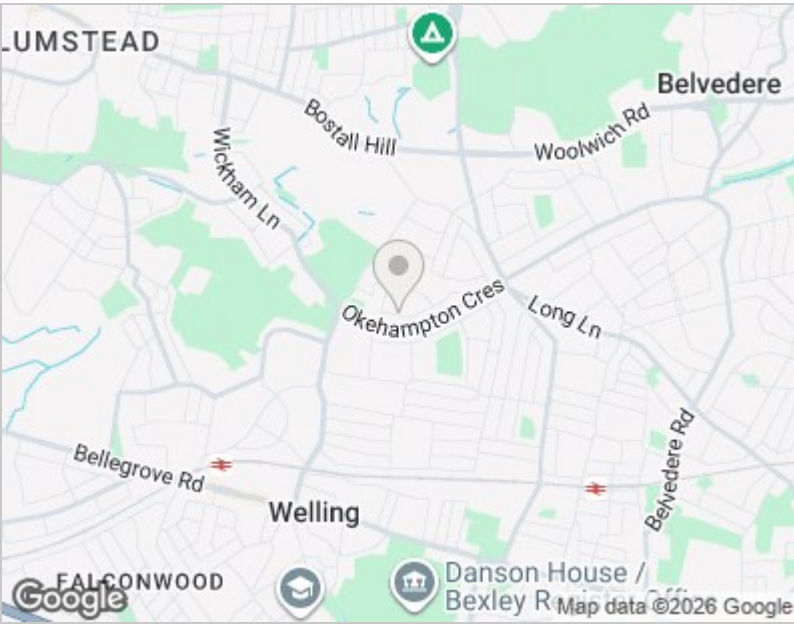
## Energy Efficiency Graph



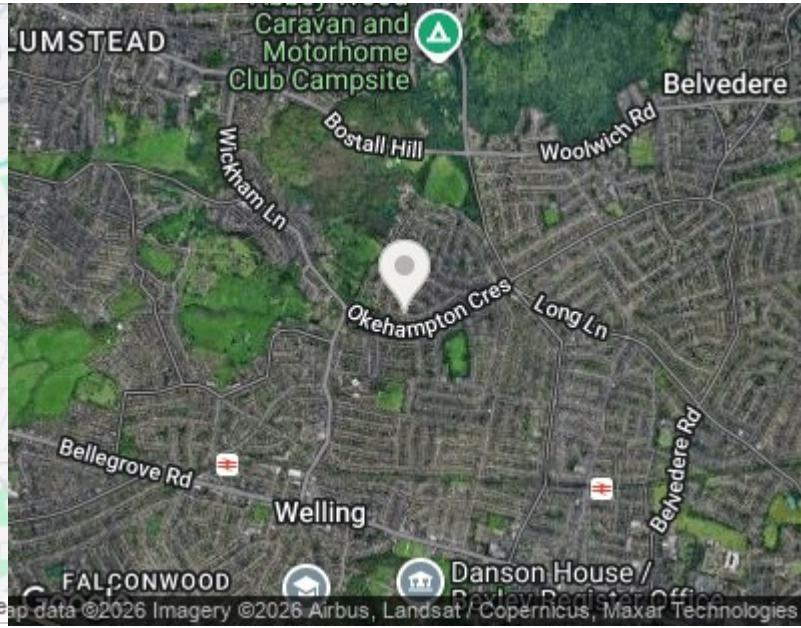
## Viewing

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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