

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Vaughan Road

Welling, DA16 3JW

Offers Over £625,000



- CHAIN FREE
- Walking distance to Welling Train Station
- Open plan lounge/diner
- Four bedrooms
- Floor Area: 1601 total sq ft

- Popular location
- New Kitchen & bathroom
- Useful utility/study
- Call Hunters to view
- EPC Rating: C

Tel: 020 8304 1000

# Vaughan Road

Welling, DA16 3JW

Offers Over £625,000



**\*\* CHAIN FREE HOME \*\***

Nestled in the sought-after area of Vaughan Road, Welling, this extended semi-detached family home offers a perfect blend of space and modern living. Spanning an impressive 1,601 total square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining.

The first floor features four well-proportioned bedrooms, with the fourth currently serving as a dressing room for the master, easily convertible back to its original purpose. The family bathroom has been tastefully updated and includes a four-piece suite, providing a luxurious space for daily routines.

On the ground floor, the open-plan lounge and dining area create a warm and welcoming atmosphere, perfect for family gatherings. A practical utility/study area leads to a convenient ground floor WC, while the modern kitchen at the rear has also been recently refurbished, making it a delightful space for culinary pursuits.

Externally, the property offers off-road parking, ensuring convenience for family and guests alike. The generous rear garden is a standout feature, complete with an outbuilding that presents endless possibilities—be it a games room, playroom, gym, or home office. Additionally, access to the garage from the garden adds to the practicality of this wonderful home.

Situated within easy reach of local schools, shops, and transport links, including Welling Train Station just a short walk away, this property is perfectly positioned for family life. With a complete chain above, this home is ready for its new owners. Do not miss the opportunity to view this exceptional property; contact Hunters today to arrange a visit.

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# Vaughan Road, Welling, DA16

Approximate Area = 1263 sq ft / 117.3 sq m

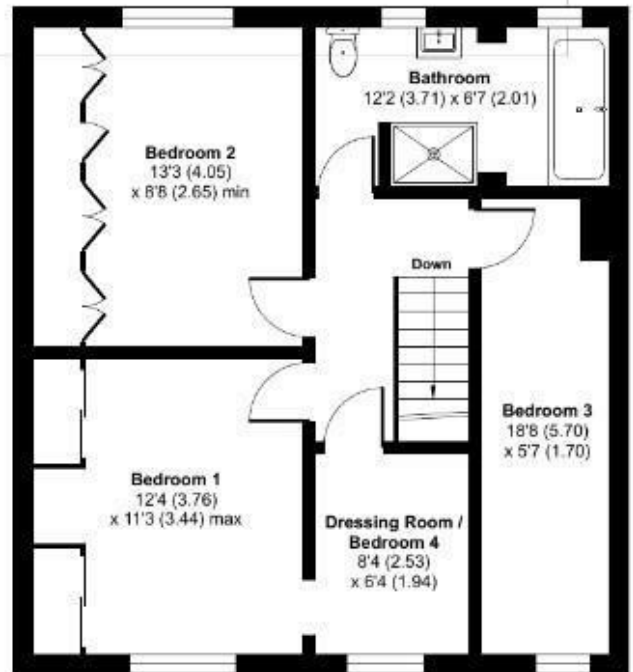
Garage = 338 sq ft / 31.4 sq m

Total = 1601 sq ft / 148.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichocom 2025. Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1370797



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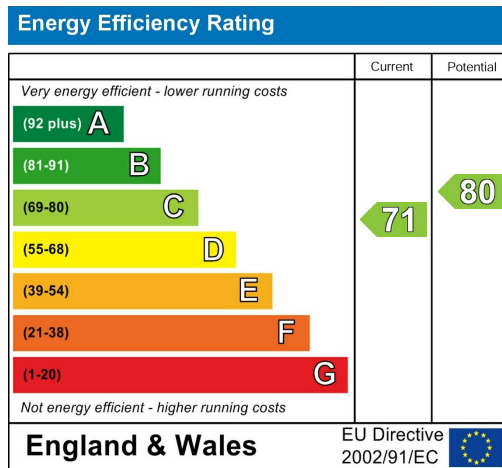


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## Energy Efficiency Graph

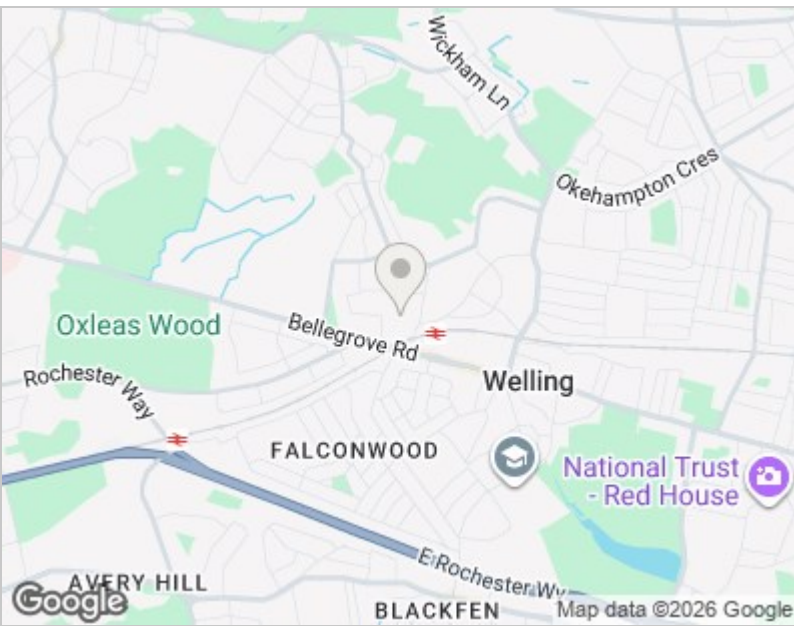


## Viewing

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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