

HUNTERS®

HERE TO GET *you* THERE



Charmouth Road

Welling, DA16 1RH

Price Range £475,000 - £500,000



- Complete chain above
- Well presented throughout
- Over 100ft rear garden
- Three good size bedrooms & family bathroom
- Floor Area: 1134 total sq ft
- Sought after location
- Double rear extension
- Two reception rooms plus big kitchen
- Call Hunters to view
- EPC Rating: D

Tel: 020 8304 1000

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**** COMPLETE CHAIN ABOVE ****

Nestled on the desirable Charmouth Road in Welling, this charming semi-detached home offers a perfect blend of comfort and convenience. Spanning an impressive 1,134 total square feet, the property boasts two inviting reception rooms, three well-proportioned bedrooms, and a stylish four-piece suite bathroom, making it an ideal choice for families or those seeking extra space.

The property is beautifully presented throughout and features a double-storey rear extension, enhancing both the living space and functionality. The bay-fronted lounge welcomes you at the front of the home, while the kitchen/breakfast room sits centrally, providing a perfect hub for family gatherings. At the rear, the dining room offers a lovely view of the expansive garden, creating a delightful setting for entertaining.

Upstairs, a spacious landing provides the option for a study area, catering to modern living needs. Each of the three bedrooms is generously sized, ensuring comfort for all family members.

Externally, the property benefits from off-road parking for two vehicles, a large rear garden, and a useful outbuilding currently utilised as a pottery studio, offering potential for various uses.

Situated in a sought-after location, this home provides excellent access to local schools, shops, and transport links, with the Elizabeth Line within commuting distance. This property is a rare find and is sure to attract considerable interest. We invite you to contact Hunters Welling to arrange your viewing and discover the charm of this delightful home for yourself.

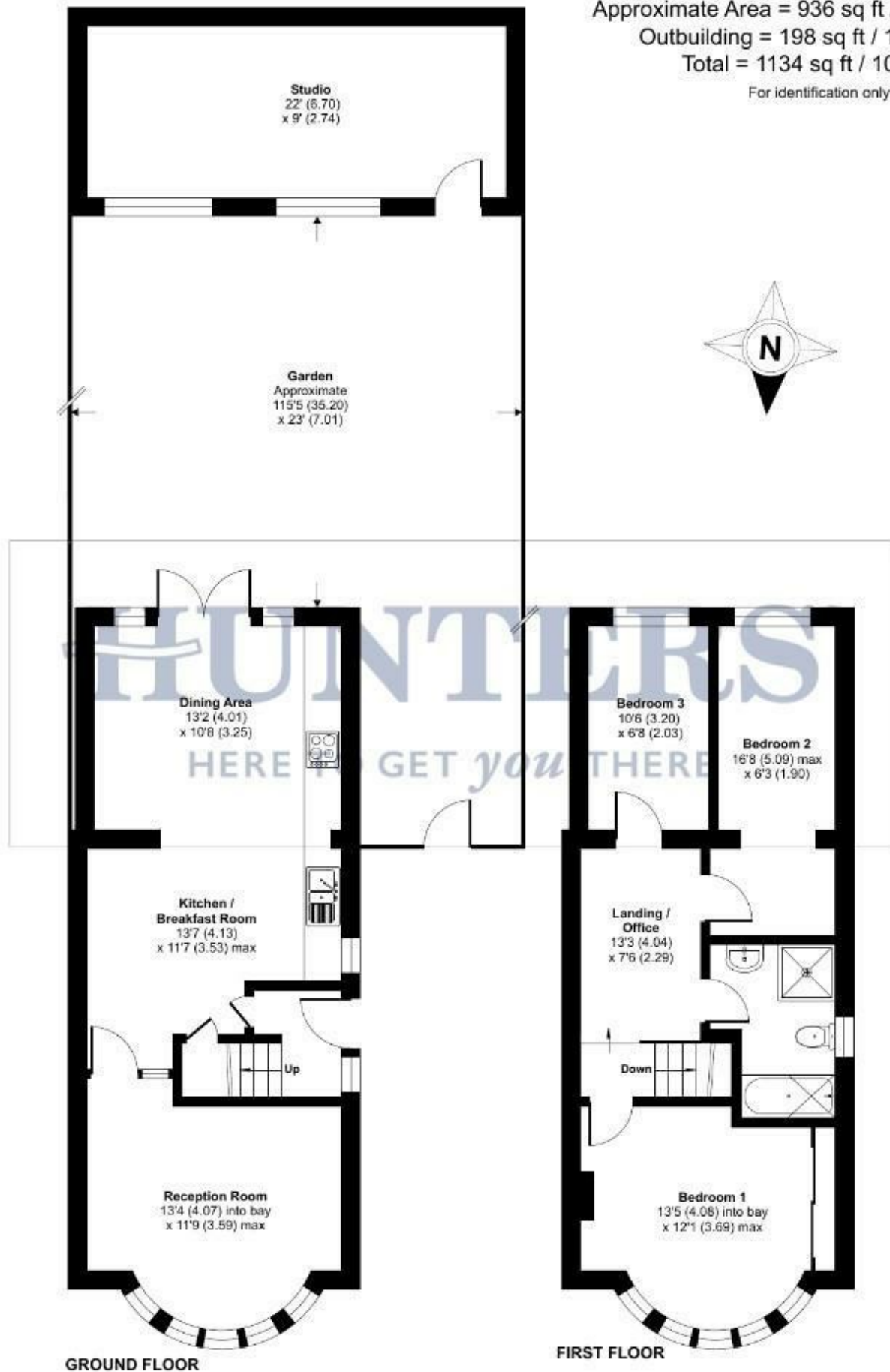
Charmouth Road, Welling, DA16

Approximate Area = 936 sq ft / 87 sq m

Outbuilding = 198 sq ft / 18.4 sq m

Total = 1134 sq ft / 105.3 sq m

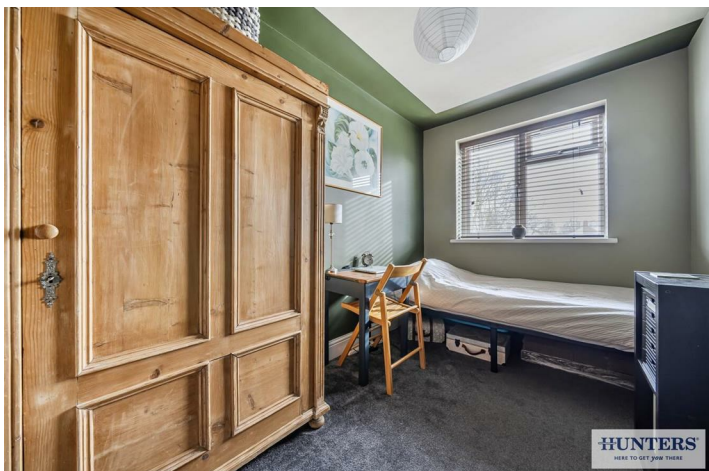
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1415665

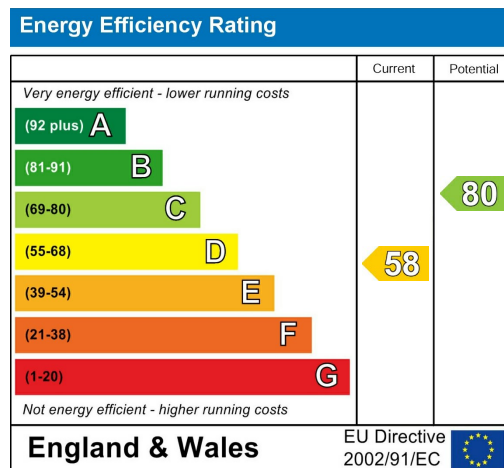
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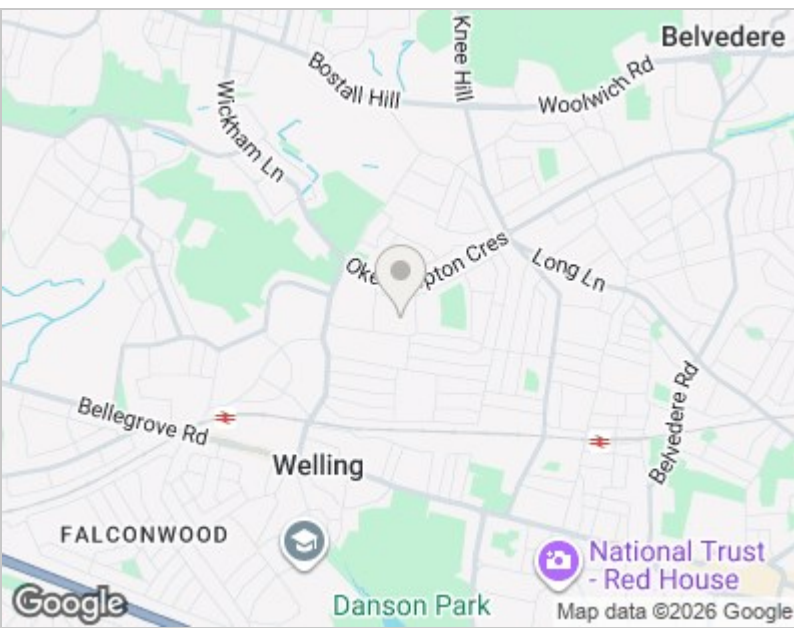
Energy Efficiency Graph



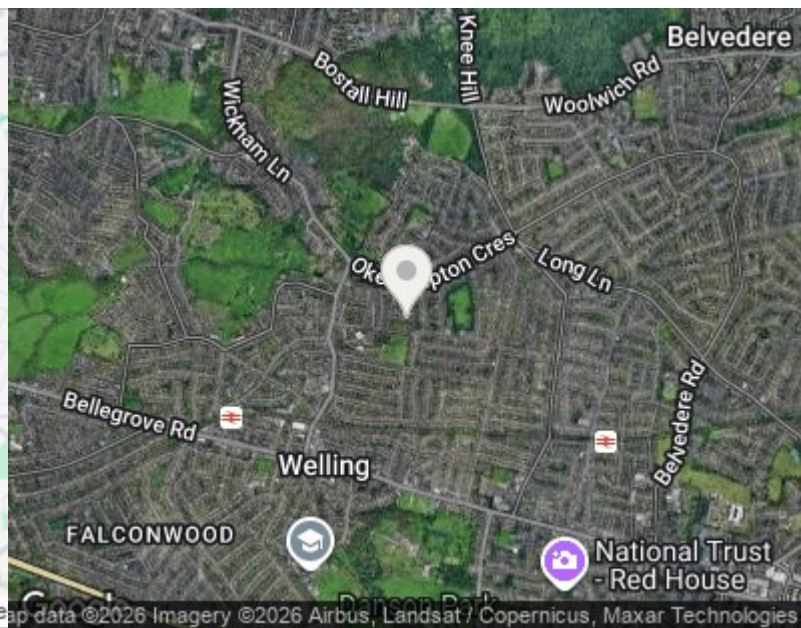
Viewing

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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