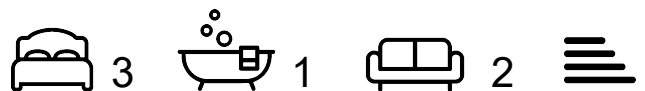




Somerhill Road

Welling, DA16 1PE

Price Range £550,000 - £580,000



- DOUBLE detached garage for parking
- Very well presented inside & out
- Three good size bedrooms
- Good size kitchen
- Floor Area: 1463 total sqft

- Detached home
- Walking distance to all amenities
- Large open plan lounge/dining room
- call Hunters to view
- EPC Rating: D

Somerhill Road

Welling, DA16 1PE

Price Range £550,000 - £580,000



**** PRICE RANGE £550,000 - £580,000 ****

**** COMPLETE CHAIN ABOVE ****

Nestled in the heart of Welling, this rarely available detached home presents an exceptional opportunity for those seeking a blend of comfort and convenience. This charming property boasts a generous 1,463 total square feet of living space, making it an ideal choice for families or those looking for extra room.

Upon entering, you will find two well-proportioned reception areas that offer a welcoming atmosphere, perfect for both relaxation and entertaining. The property features three spacious bedrooms located on the first floor, complemented by a family bathroom that caters to all your needs.

The heart of the home is undoubtedly the large open-plan lounge and dining room, which flows seamlessly into the kitchen and breakfast area at the rear. This layout not only maximises space but also creates a warm and inviting environment for family gatherings and social occasions.

Outside, the property boasts a good-sized SOUTH FACING garden, providing a tranquil retreat for outdoor activities or simply enjoying the fresh air. Additionally, a double garage at the rear offers secure off-road parking.

With easy access to local schools, shops, and transport links, including Welling train station just a short walk away, this home is perfectly positioned for modern living. The property is very well presented both inside and out, ensuring that you can move in with ease.

Do not miss the chance to view this delightful home. Contact Hunters Welling today to arrange a viewing and discover all that this property has to offer.

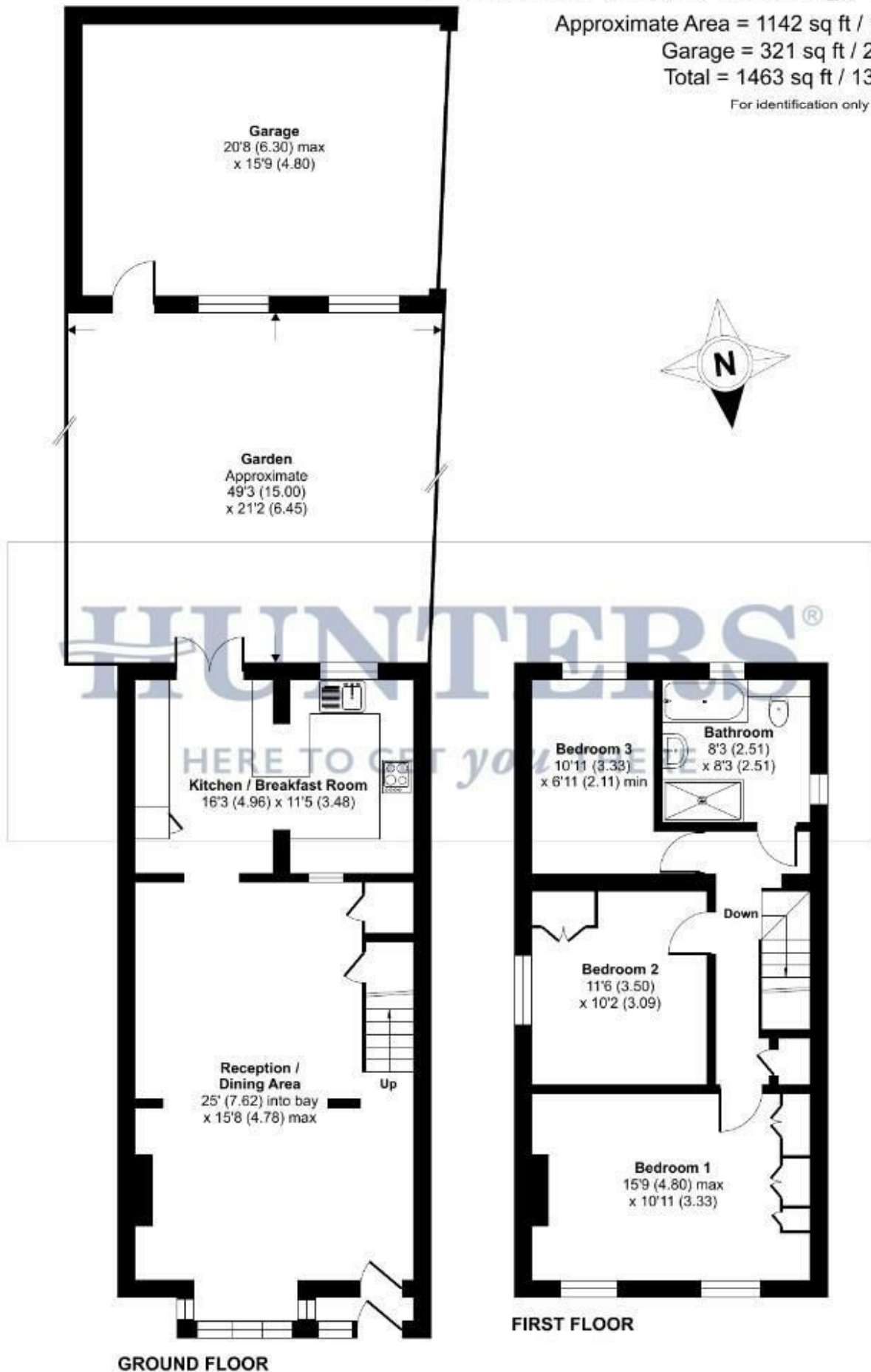
Somerhill Road, Welling, DA16

Approximate Area = 1142 sq ft / 106 sq m

Garage = 321 sq ft / 29.8 sq m

Total = 1463 sq ft / 135.9 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: 1484222 © nichexcom 2026.








Energy Efficiency Graph

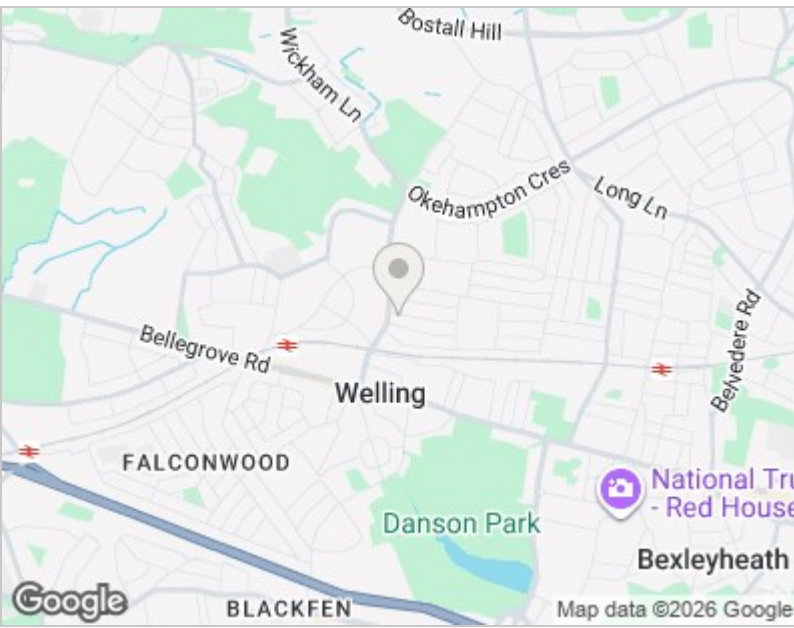
| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

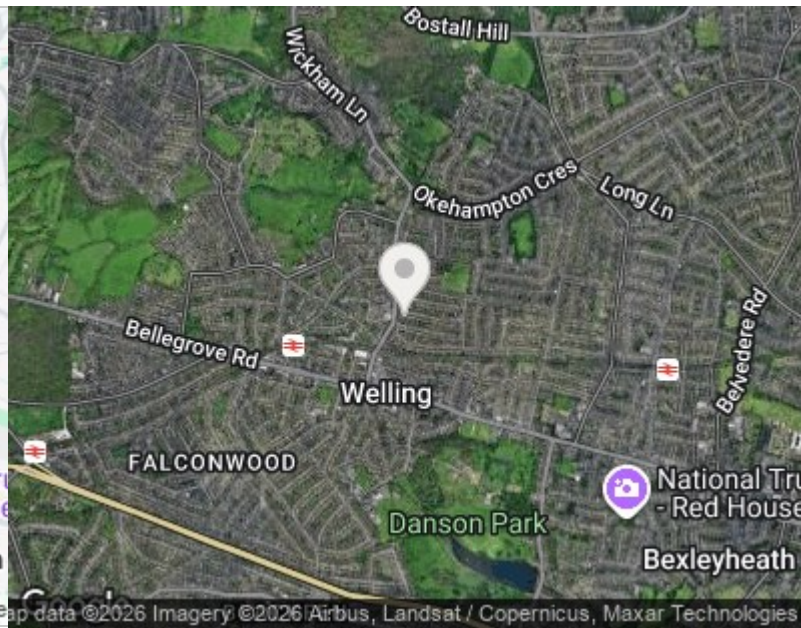
Viewing

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



HUNTERS[®]

HERE TO GET *you* THERE

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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