



Wordsworth Road

Welling, DA16 3NT

Price Range £400,000 - £425,000



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- Very well presented throughout
- Enlarged bathroom
- Modern kitchen & extended dining room
- Floor Area: 780 sqft

- Extended mid terrace home
- Two double bedrooms
- Good size lounge
- Call Hunters to view
- EPC Rating: C

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Nestled in the sought-after Poet's development on Wordsworth Road, this charming mid-terrace house offers a delightful blend of comfort and modern living. This well-presented property spans approximately 780 square feet and is perfect for those seeking a welcoming home in a vibrant community.

Upon entering, you are greeted by a spacious lounge that exudes warmth and character, providing an ideal space for relaxation or entertaining guests. The lounge seamlessly flows into a contemporary kitchen, which is open-plan to an extended dining room. This area is particularly striking, featuring bi-folding doors and a skylight that floods the space with natural light, creating an inviting atmosphere for family meals or gatherings.

The first floor boasts two generously sized double bedrooms, ensuring ample space for rest and relaxation. The enlarged modern bathroom is tastefully designed, offering a tranquil retreat for your daily routines.

Externally, the property benefits from both front and rear gardens, with the rear garden providing convenient access. Additionally, there is a garage en bloc.

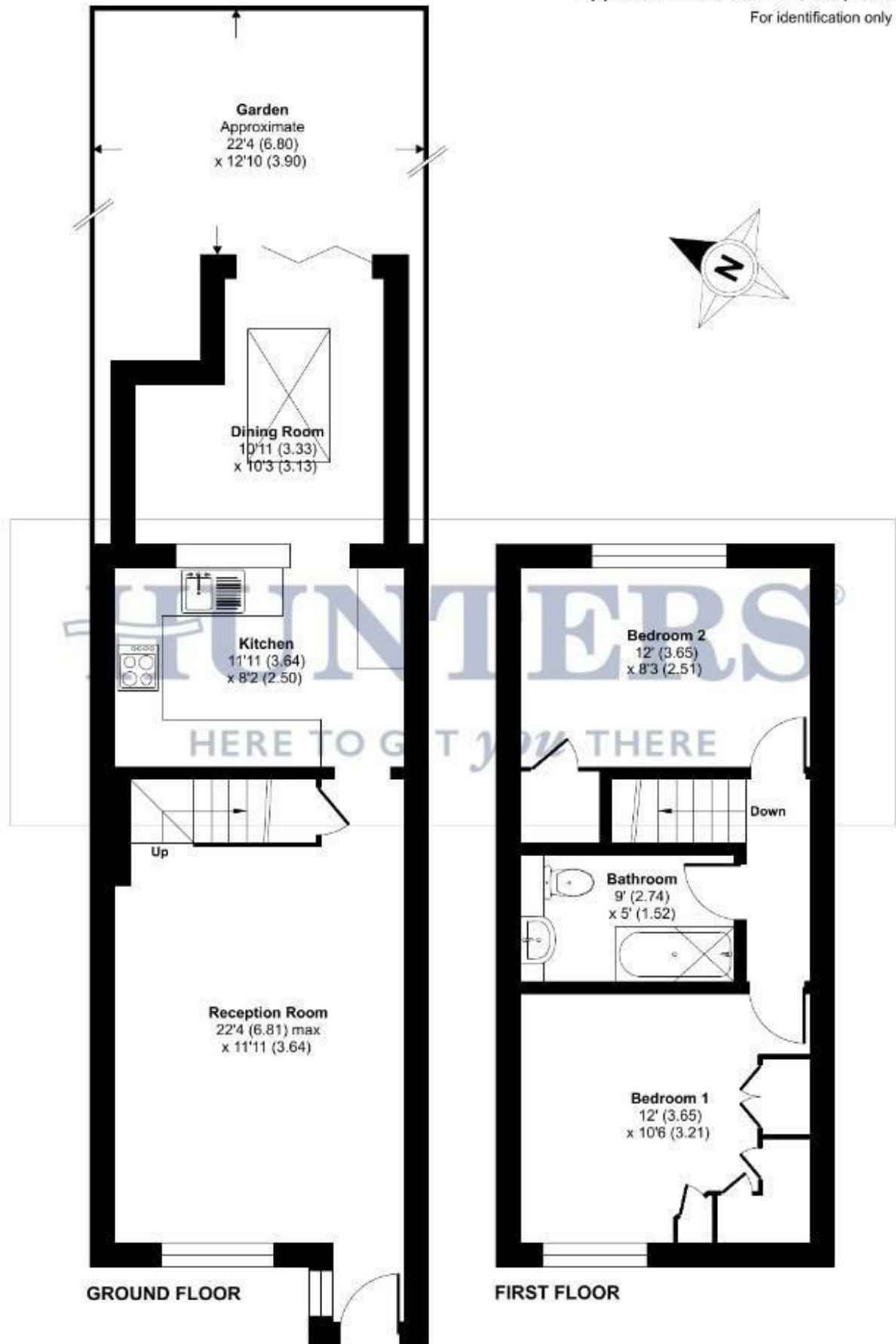
Situated close to local schools, shops, and transport links, including Welling train station, this home is perfectly positioned for both convenience and leisure. The nearby Shoulder of Mutton Green and other open green spaces provide excellent opportunities for outdoor activities.

This property has been meticulously cared for and is ready for you to move in and make it your own. To arrange a viewing, please contact HUNTERS WELLING. Don't miss the chance to own this delightful home in a fantastic location.

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Approximate Area = 780 sq ft / 72.4 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).
Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1487631

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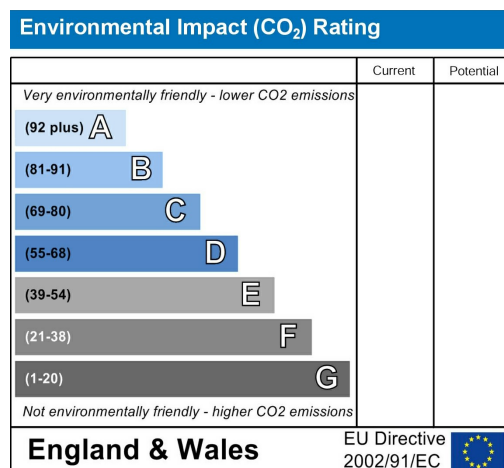
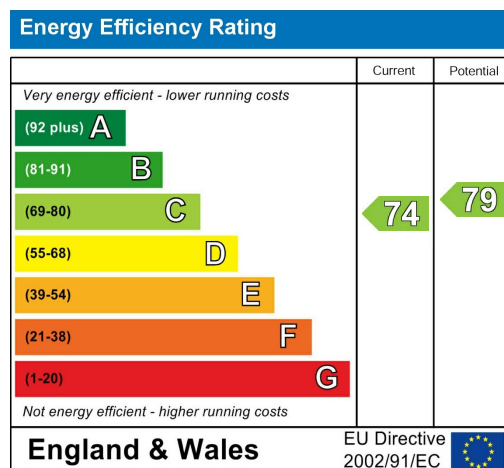
Tel: 020 8304 1000







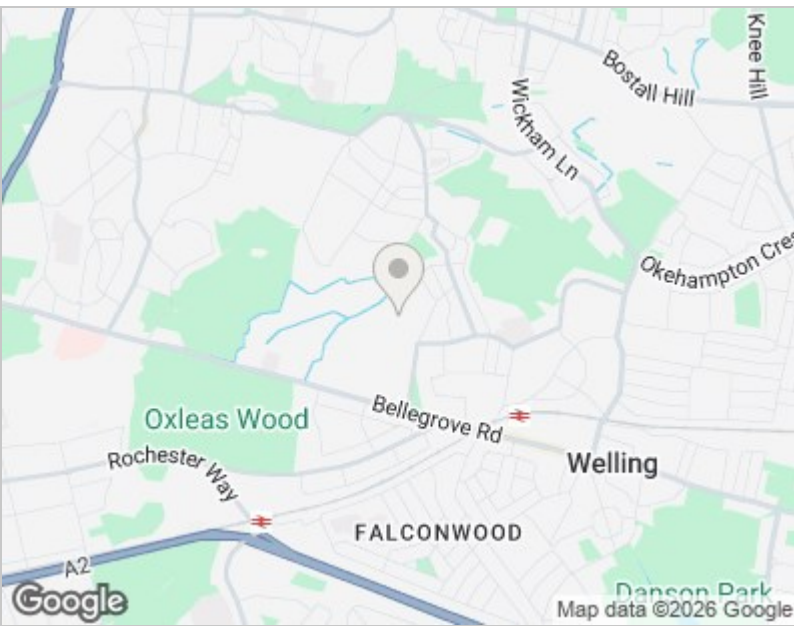
Energy Efficiency Graph



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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