



## 3 Tavistock Road, Welling

- Double rear extension
- Stunning gardens, won Bexley in bloom
- Large extended family bathroom
- Good size kitchen
- Floor Area: 1382 sq ft
- Very spacious throughout
- Three bedrooms
- Open plan enlarged lounge/dining room
- Call Hunters to view
- EPC Rating: D

**Price Range £550,000**

**HUNTERS®**

HERE TO GET *you* THERE



**\*\* PRICE RANGE £550,000 - £575,000 \*\***

**\*\* RARE DOUBLE STOREY - FULL WIDTH REAR EXTENSION \*\***

If your a keen gardener then you may recognise this amazing family home as over the years it has been a multi award winner at the Bexley in bloom and is certainly a property that stands out from the crowd!

The property is located on very popular road in Welling giving easy access to a range of local schools, shops and transport.

On arrival you will notice that the property has off road parking to the front as well as a beautifully kept front garden, this is certainly the theme of the home as internally it is VERY well presented!

The accommodation on offer comprises of a good size entrance porch which then leads in to the entrance hall, the original lounge/diner has been made open plan making the lounge a great size but also allows a great amount of natural light to flow through the property, to the rear of the home there is an extended dining area which is also open plan to the kitchen. Off of the kitchen is access to the ground floor WC, garage and also an extra room which could be used as a utility room or even an office if you are working from home.

To the first floor there three bedrooms, this consist of two large double bedrooms and a single bedroom, the master bedroom is to the rear of the home and also benefits from the extension, as does the family bathroom which is HUGE!

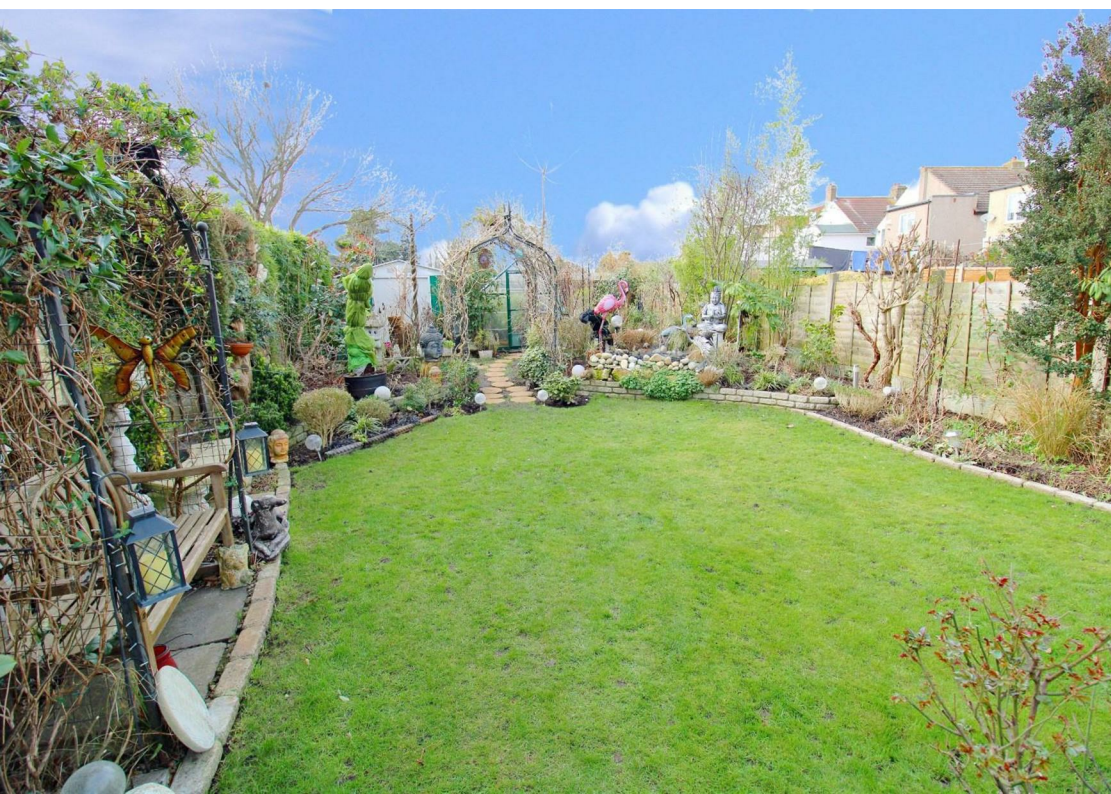
Externally and as you can imagine the rear garden is a great size and is kept very well, it comes complete with a wooden gazebo on the patio area, making this the perfect place to relax after a hard days work with a glass of wine!

As mentioned this home benefits from having a DOUBLE rear FULL WIDTH extension which already makes this a great size home and is very rare for the area but also gives the next luck owner scope to extend further if needed, there is room to the side over the garage and also the loft area could be converted, this would be STPP from Bexley council.

Call HUNTERS to view!



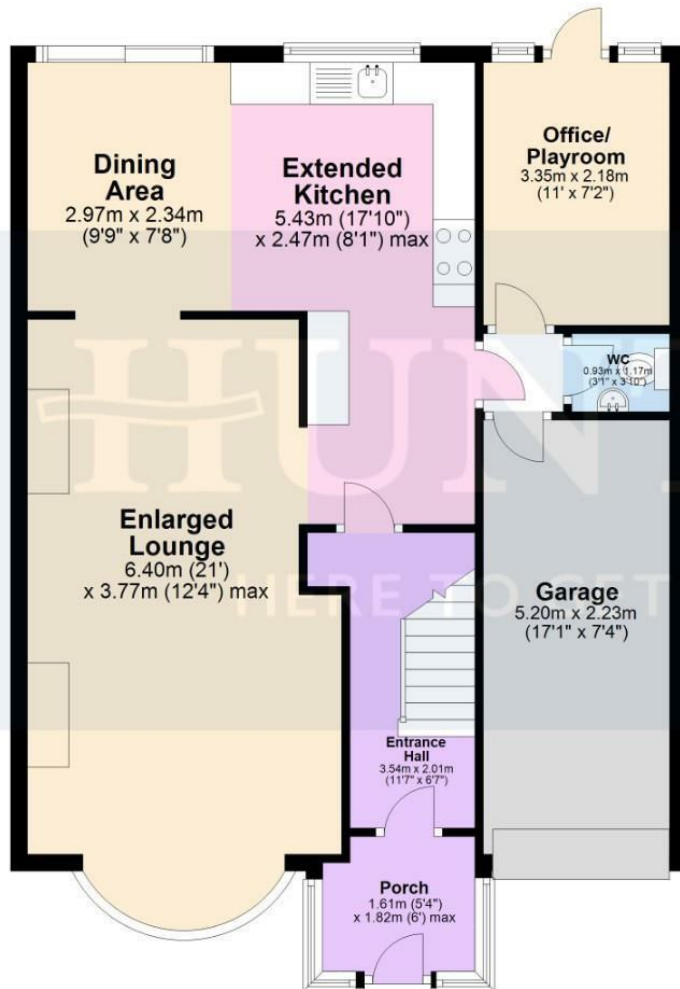






## Ground Floor

Approx. 76.2 sq. metres (820.1 sq. feet)



## First Floor

Approx. 52.2 sq. metres (561.9 sq. feet)



Total area: approx. 128.4 sq. metres (1382.1 sq. feet)

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>81</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>59</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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

## 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.



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