

HUNTERS®

HERE TO GET *you* THERE



Brixham Road

Welling, DA16 1EJ

Price Range £400,000



- Room to extend (STPP)
- Two bedrooms
- Well presented throughout
- Close to local schools, shops & transport
- Floor Area: 762 sq ft

- Two Reception rooms
- 2 Car Driveway
- Lovely rear garden
- Call Hunters to view
- EPC Rating: E

Tel: 020 8304 1000

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**** PRICE RANGE £400,000 - £425,000 ****

Hunters estate agents are delighted to offer to the market this slightly larger than normal semi detached 'Stevens' type home which was rebuilt after the war in 1948, these are very few and far between and when rebuilt they were designed to have a larger landing and bathroom, but by still keeping all the character features.

The property is located on Brixham Road which is a popular location as gives easy access to a range of schools, shops and transport.

The accommodation on offer comprises of an entrance hall which gives access to all of the ground floor living space, to the front of the home you will find the bay fronted lounge, the bay not only adds character to the room but also gives you a little more space. There is parking in the driveway for 2 cars.

To the rear of the home is a separate dining room and kitchen.

To the first floor there are two double bedrooms and the bathroom.

Externally there is off road parking to the front and a lovely rear garden.

Many properties of this type in the same area have extended to the rear with a double extension and also into the loft space, this would be subject to planning consent but as others have done this close by it shouldn't be an issue.

Call Hunters now to arrange your viewing!

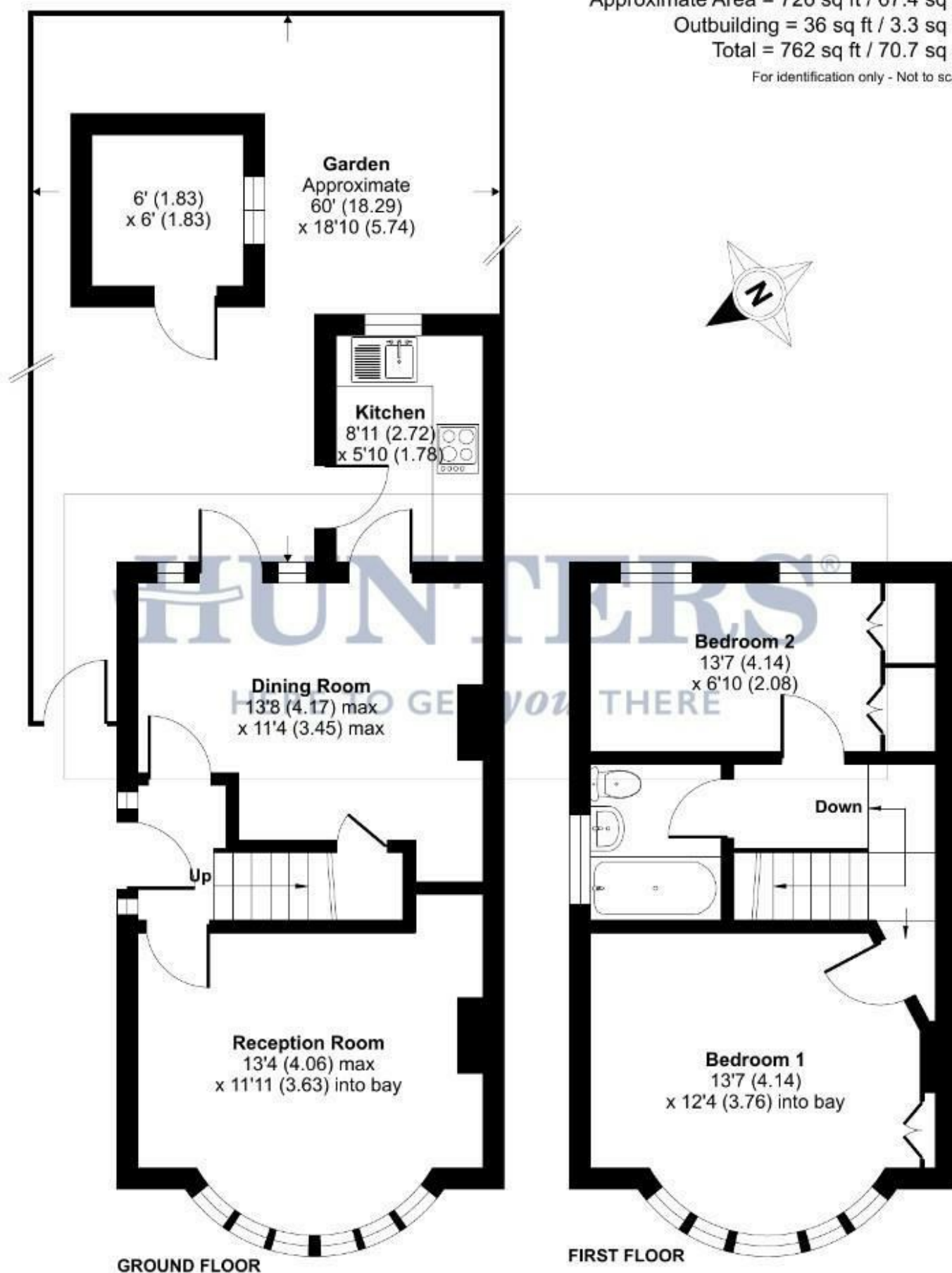
Brixham Road, Welling, DA16

Approximate Area = 726 sq ft / 67.4 sq m

Outbuilding = 36 sq ft / 3.3 sq m

Total = 762 sq ft / 70.7 sq m

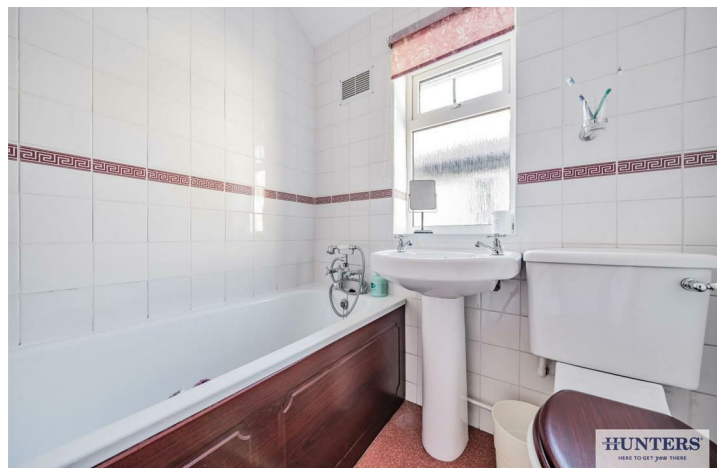
For identification only - Not to scale



Certified
Property
Measurer

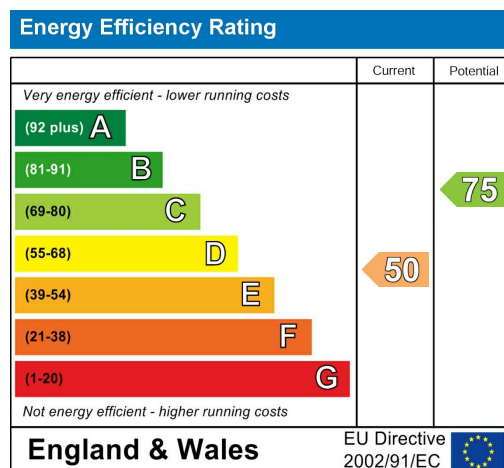
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1078352







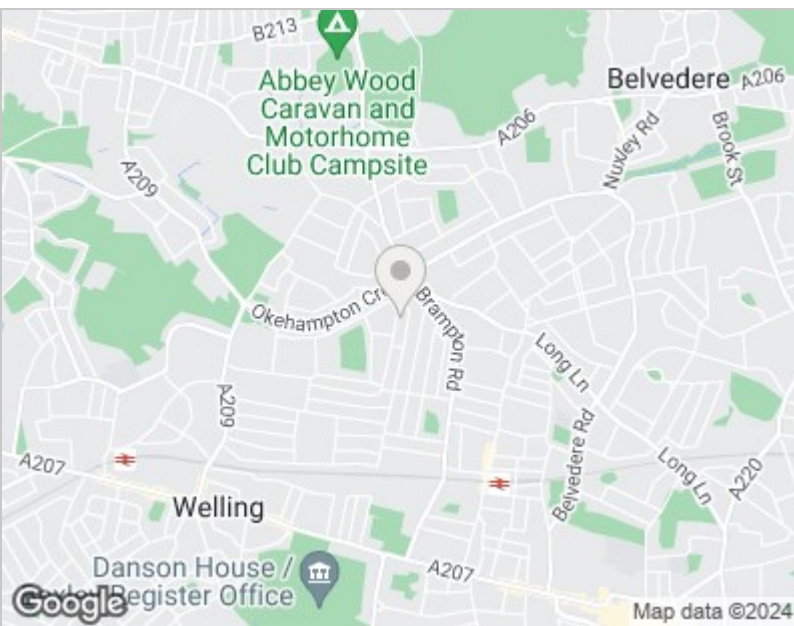
Energy Efficiency Graph



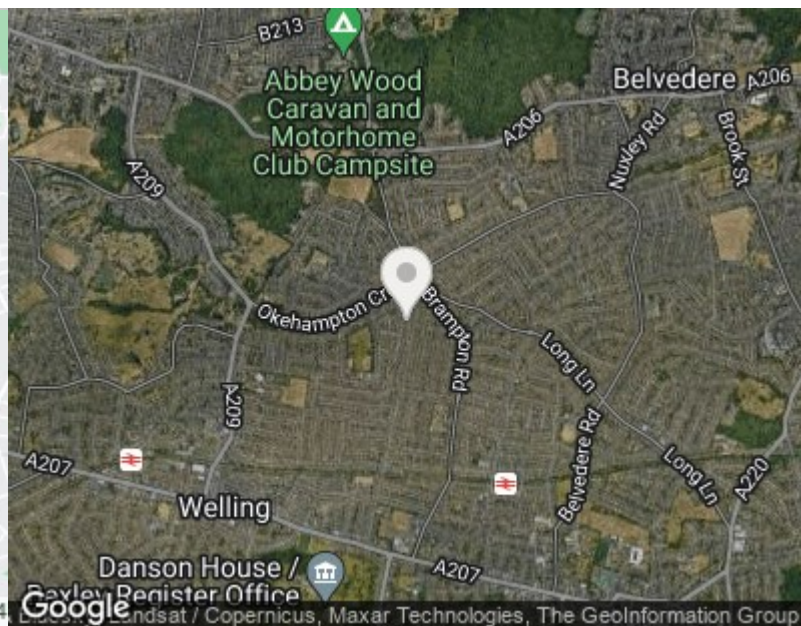
Viewing

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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