



60 Brixham Road, Welling

- Complete chain above
- Double rear extension
- Two reception rooms
- Modern four piece suite bathroom
- Floor Area: 941 sq ft
- Stunning condition
- Three good size bedrooms
- Extended kitchen
- Call Hunters now to view
- EPC Ratings: D

Asking Price £475,000

HUNTERS®

HERE TO GET *you* THERE

Offered to the market with a COMPLETE CHAIN above is this DOUBLE STOREY EXTENDED Stevens style semi detached family home.

The property is located on Brixham Road and gives great access to a range of local schools, shops and transport including being between both Welling and Bexleyheath train stations!

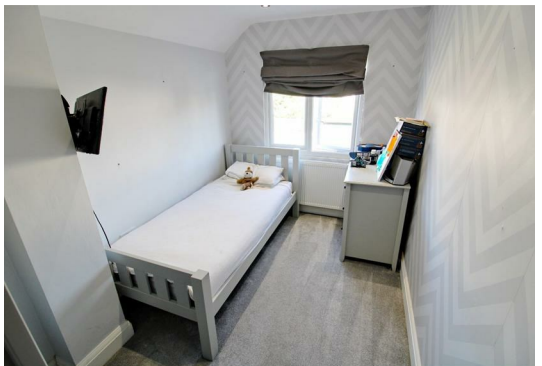
The accommodation on offer comprises of an entrance hall, the lounge is to the front of the home, this is bay front which not only adds extra space to the room but also adds some character too.

To the middle of the home there is a separate dining room which then leads into the extended kitchen.

To the first floor there are THREE GOOD SIZE BEDROOMS and a lovely modern bathroom complete with bath and shower cubicle.

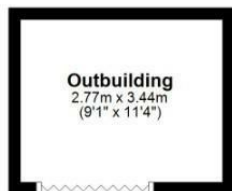
Externally there is off road parking to the front for two good size cars and and low maintenance rear garden with side access. To the rear of the garden there is a very useful outbuilding, these are great for extra space, especially if you work from home and are looking for an office space!

The property is in great condition and is a really nice family home, CALL HUNTERS NOW to arrange your viewing!





Ground Floor
Approx. 48.7 sq. metres (524.5 sq. feet)




Total area: approx. 87.4 sq. metres (941.2 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

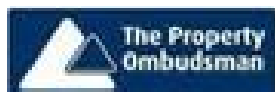
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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.



39 High Street, Orpington, Kent, BR6 0JE
Tel: 020 8304 1000 Email:
welling@hunters.com www.hunters.com