



## Budleigh Crescent

Welling, DA16 1DN

Offers Over £450,000



- Chain free home
- In need of some updating
- Two receptions
- Popular location
- Floor Area: 965 sq ft
- Double rear extension
- First floor bathroom & ground floor shower room
- Three good size bedrooms
- Call Hunters to view
- EPC Rating: D

# Budleigh Crescent

Welling, DA16 1DN

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Nestled in the sought-after Budleigh Crescent in Welling, this charming semi-detached home offers a wonderful opportunity for those looking to create their dream residence. Marketed by Hunters Welling, this property is chain-free and features a delightful double rear extension, providing ample space for family living.

Upon entering, you will find two reception rooms that offer versatility for both relaxation and entertaining. The ground floor also boasts a convenient shower room, while the first floor is home to three well-proportioned bedrooms and a family bathroom, ensuring comfort for all.

The kitchen, extended to enhance functionality, awaits your personal touch, making it the perfect canvas for culinary enthusiasts. Outside, the property benefits from off-road parking at the front, a valuable asset in this popular area. The rear garden is a lovely size, ideal for outdoor activities, gardening, or simply enjoying the fresh air.

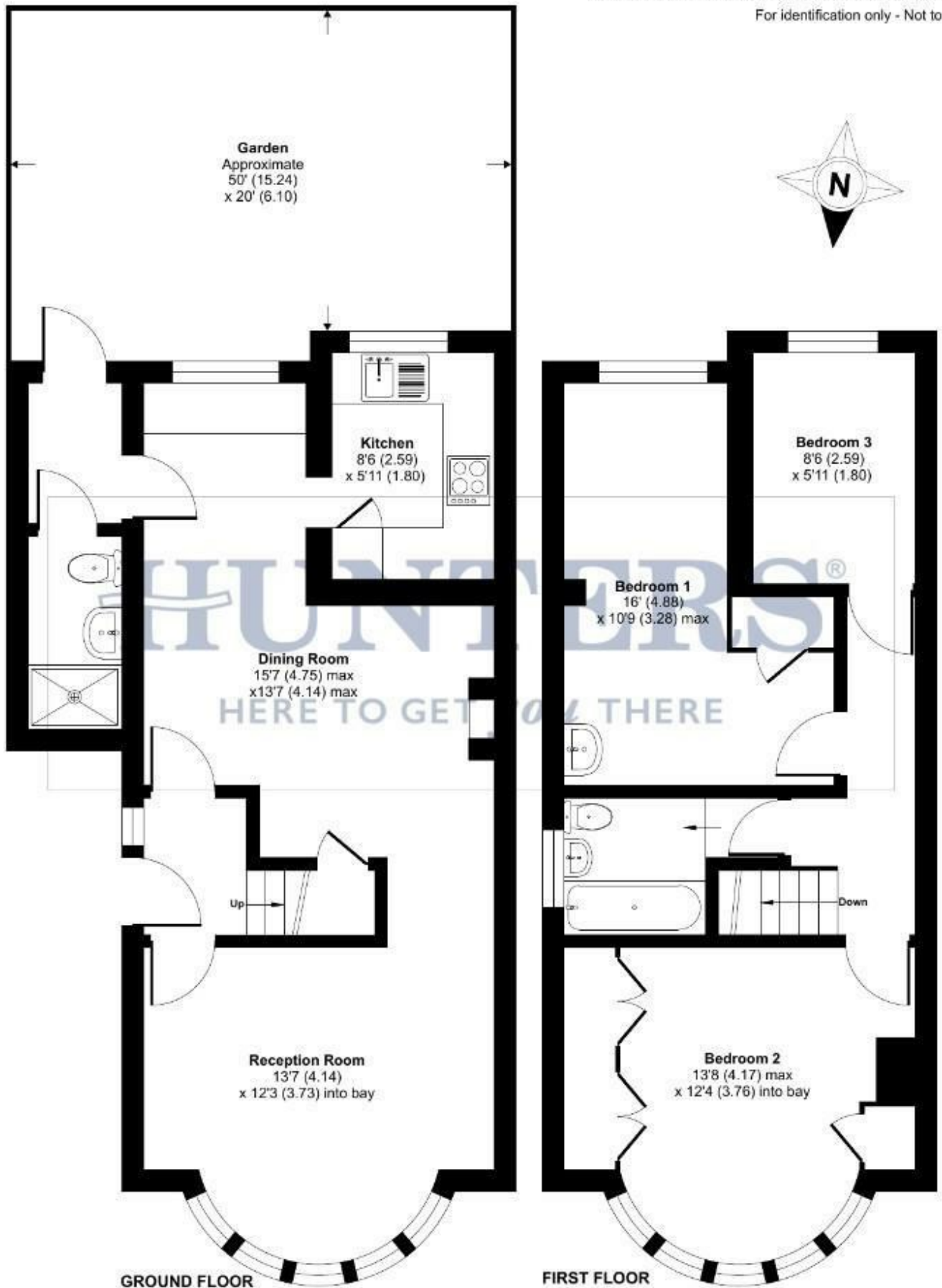
Situated close to local schools, shops, and transport links, this home is perfectly positioned for families and commuters alike. While the property is in need of some updating, it presents an exciting opportunity to add your own style and flair.

Do not miss the chance to view this delightful home. Contact Hunters Welling today to arrange a viewing and explore the potential that awaits you in this lovely Welling residence.

# Budleigh Crescent, Welling, DA16

Approximate Area = 965 sq ft / 89.6 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: 1225889

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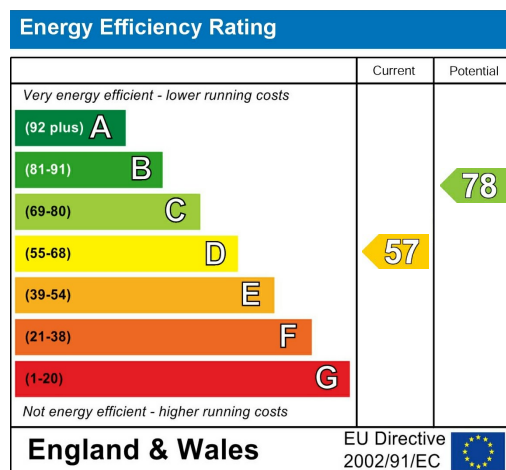








## Energy Efficiency Graph

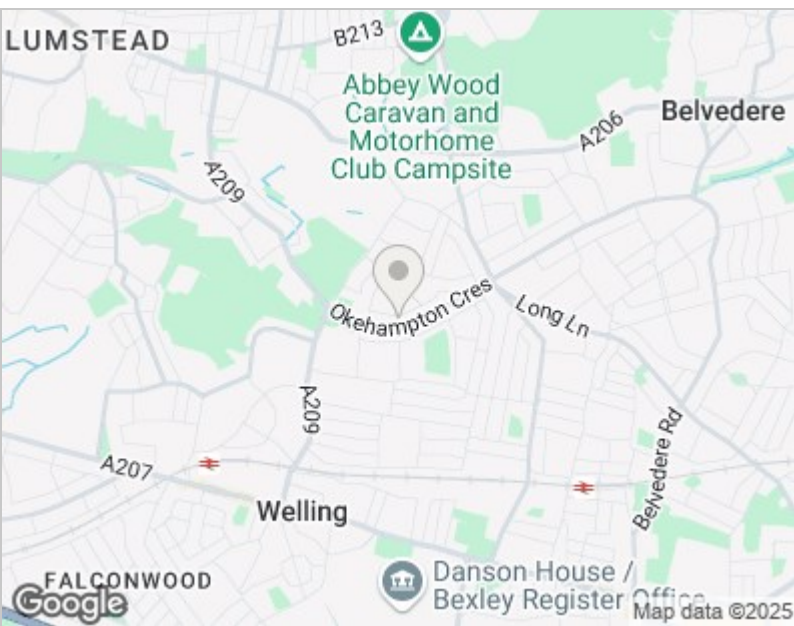


## Viewing

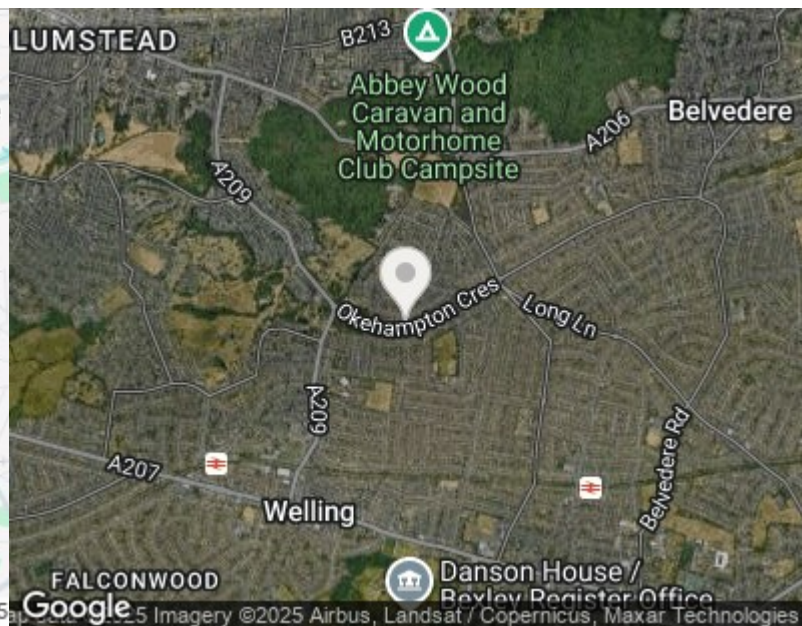
Please contact our Hunters Welling Office on 020 8304 1000 if you wish to arrange a viewing appointment for this property or require further information.



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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