



## 75 Totnes Road, Welling

- Chain free home
- Planning permission granted for unique outbuilding
- Two reception rooms
  - Large garden
- Floor Area: 1348 sq ft
- Quiet cul de sac location
- Five bedroom semi detached home
- Good size kitchen/Diner
- Call Hunters to view
- EPC Rating: D

**Asking Price £650,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**\*\* CHAIN FREE \*\***

Tucked away within a quiet cul-de-sac is this extended five-bedroom semi-detached family home. The location is excellent as it provides access to a range of schools, shops, and transportation, including being conveniently accessible to the sought-after Elizabeth Line. If you're also seeking a home with future potential, this one is perfect. The current owners have already obtained planning permission for a unique 'bunker' style extension, which would make an ideal games room, office, or studio.

The accommodation on offer comprises an entrance porch, leading to the entrance hall. To the front of the home is the bay-fronted lounge, which not only adds a great feature but also provides more space in the room. Additionally, there's a fifth bedroom at the front, which could also be used as a study if needed.

To the rear of the home, there is an open-plan family room leading into the kitchen/diner. Both areas provide access to the rear garden.

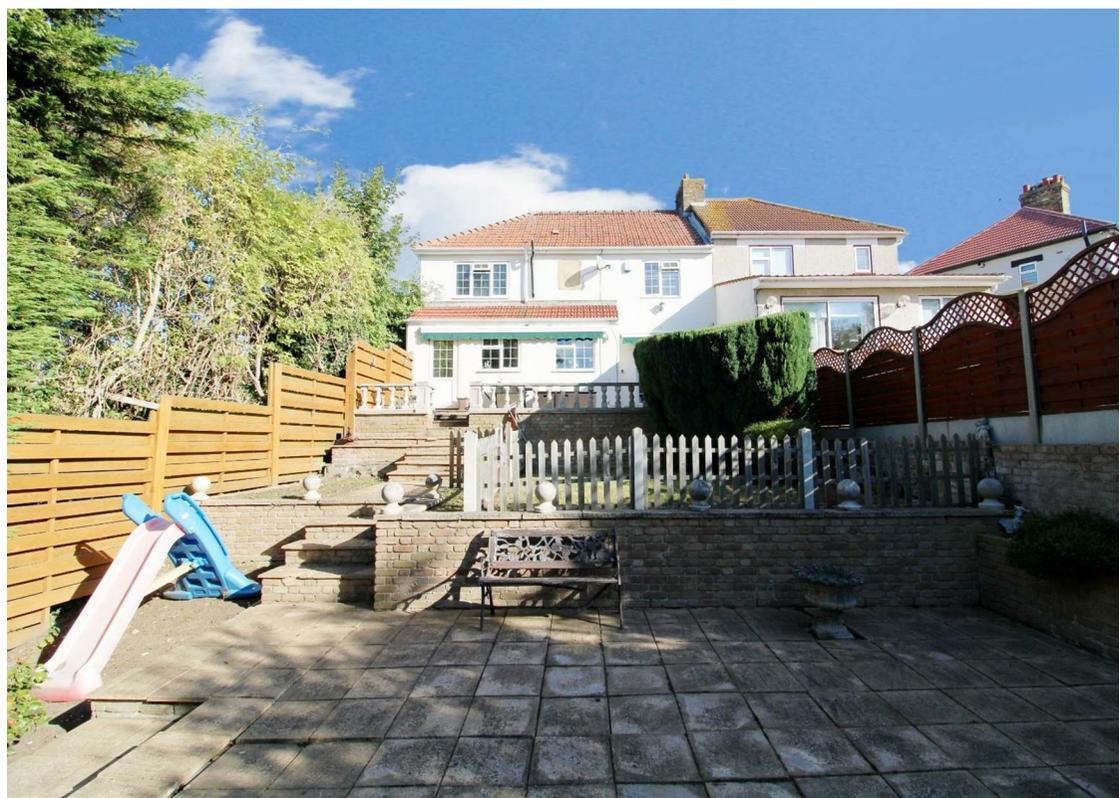
On the first floor, you'll find four double bedrooms and two shower rooms.

Externally, there is a large driveway to the front with space for 4-5 cars, as well as a generously sized tiered garden.

As mentioned, this is a very quiet location that also offers convenient access to everything you'll need, giving you the best of both worlds.

Call Hunters today to arrange your viewing.





## 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.

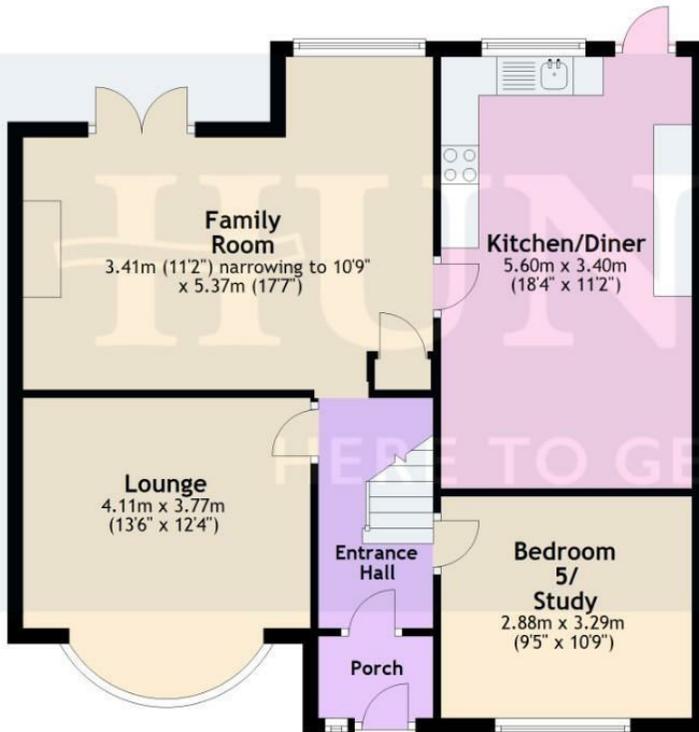
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>65</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &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

### Ground Floor

Approx. 66.0 sq. metres (710.1 sq. feet)



### First Floor

Approx. 59.3 sq. metres (638.6 sq. feet)



Total area: approx. 125.3 sq. metres (1348.7 sq. feet)

### 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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