



## Olyffe Avenue

Welling, DA16 3HZ

Offers Over £665,000



- Chain free family home
- Very well presented throughout
- Two good size reception rooms
- Large rear garden
- Floor Area: 1506 sq ft

- Easy access to local schools, shops & transport
- 4/5 bedrooms - master with en suite & walk in wardrobe
- En suite shower, first floor bathroom & ground floor shower room
- Call Hunters to view
- EPC Rating: D

# Olyffe Avenue

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Nestled on the desirable Olyffe Avenue in Welling, this charming semi-detached family home offers a perfect blend of space, comfort, and convenience. Spanning an impressive 1,506 square feet, this extended property is thoughtfully designed to cater to modern family living.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The well-appointed kitchen provides ample space for culinary pursuits, while the dining room offers a delightful setting for family meals. The ground floor also features a versatile fifth bedroom, which could easily serve as a study or playroom, alongside a convenient shower room.

The first floor boasts four generously sized double bedrooms, with the master suite enjoying the luxury of an en suite shower room and a walk-in wardrobe and the second bedroom having air conditioning. A family bathroom completes this level, ensuring that all family members have their own space.

Outside, the property benefits from off-road parking for 2/3 vehicles, a valuable asset in this sought-after area. The low-maintenance rear garden, measuring just over 100 feet, provides a perfect outdoor retreat for children to play or for hosting summer gatherings.

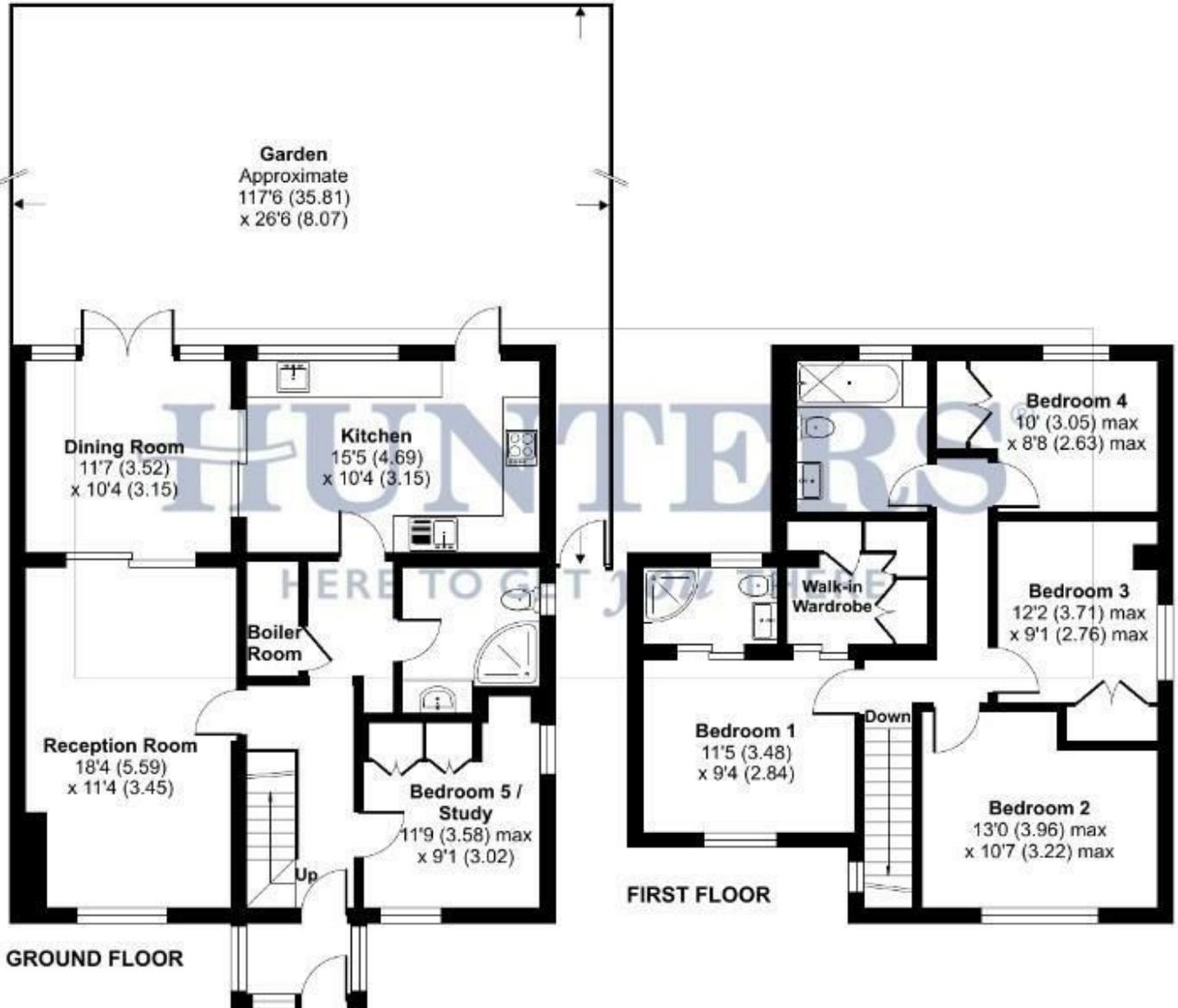
This chain-free home is ideally located within walking distance to Welling train station, making it an excellent choice for commuters. Additionally, it is surrounded by a variety of local schools and shops, enhancing its appeal for families.

This well-presented property is a must-see for anyone seeking a spacious family home in a great location. Contact Hunters Welling today to arrange a viewing and discover all that this delightful residence has to offer.

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Approximate Area = 1506 sq ft / 140 sq m

For identification only - Not to scale



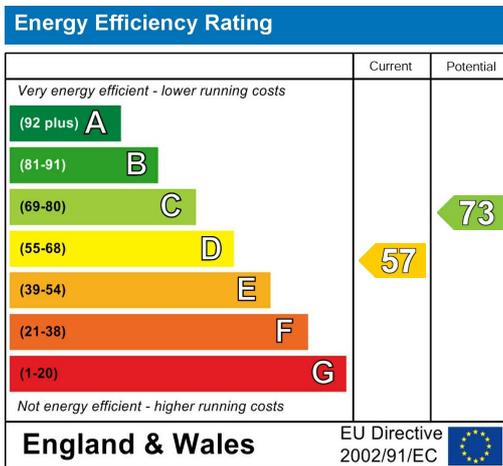
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1243614 © nichecom 2025.







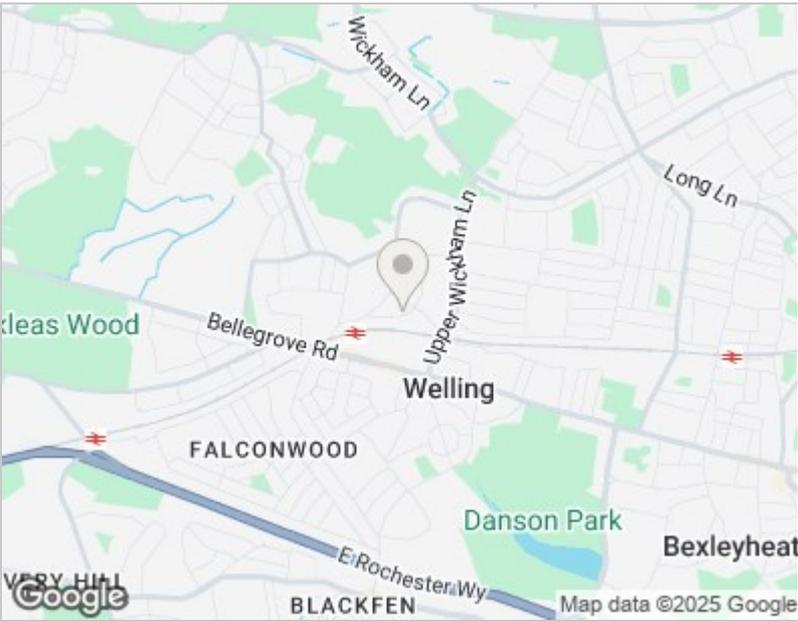
### Energy Efficiency Graph



### 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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