



Bellegrove Road, Welling

- Sought after chalet home
- Great location
- Three bedrooms
- Good size garden
- Floor Area: 1165 sq ft
- Lots of extension potential
- Walking distance to Welling train station
- Two reception rooms
- Call Hunters to view
- EPC Rating: E

Offers In Excess Of £500,000

HUNTERS[®]
HERE TO GET *you* THERE

Bellegrove Road, Welling

DESCRIPTION

New to the market is this UN EXTENDED semi detached chalet home which have always been very SOUGHT after style home due to the great extensions that can be done to them.

The property is located on Bellegrove Road and gives easy access to local schools, shops, Oxleas woods and transport, including being within walking distance to Welling train station!

The accommodation on offer comprises of an entrance hall, this gives access to all of the ground floor living areas.

To the front of the home there is a generous size bay fronted lounge, the bay not only adds character to the property but also adds a little more space, the dining room has been open plan and is to the rear of the home along with the kitchen and sun room.

Also to the ground floor is the bathroom and bedroom three.

To the first floor there are two good size double bedrooms.

Externally there is a large driveway for 3/4 cars and a good size rear garden.

As mentioned these properties are in high demand due to the extensions that can be done to them which make them in to 4/5 bedroom homes along with huge ground floor space, there are plenty within the area which have already done this but of course this would be subject to normal planning consent from Bexley council.

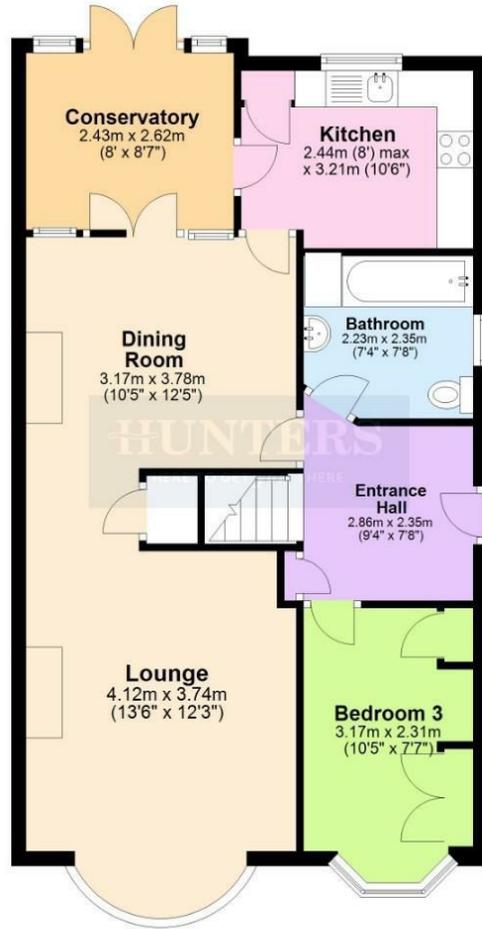
To not miss out on this great opportunity call Hunters now to view!





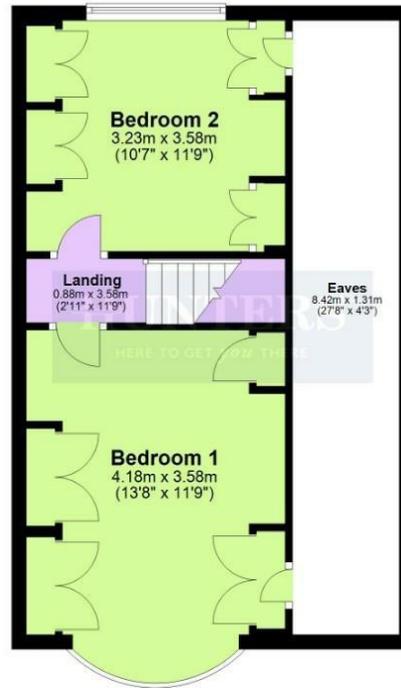
Ground Floor

Approx. 66.4 sq. metres (715.0 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



Total area: approx. 108.9 sq. metres (1171.7 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		78
(69-80) C		
(55-68) D		
(39-54) E	48	
(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 Bexleyheath Office on 01322 318100 if you wish to arrange a viewing appointment for this property or require further information.

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