

10 Cleveland Road, Welling, Kent, DA16 3JP

- Chain free
- Quiet cul de sac location
- Spacious family home
- Large family bathroom & separate shower room
- Floor Area: 1622 sq ft
- Very well presented inside & out
- Walking distance to Welling Train Station
- Four bedrooms
- Call Hunters to view
- EPC Rating: D

Price Range £625,000

HUNTERS®

HERE TO GET *you* THERE

PRICE RANGE £625,000 - £650,000

Hunters estate agents are delighted to present this spacious, CHAIN-FREE semi-detached family home, thoughtfully extended and meticulously maintained over the years.

Nestled on the peaceful Cleveland Road, a charming cul-de-sac, the property provides excellent access to local schools, shops, and transportation. Conveniently, Welling Train Station is within walking distance, offering everything a family might need.

Entering through the welcoming porch, you step into the entrance hall, granting access to all ground floor living spaces. The front of the house features a characterful bay-fronted lounge, providing both charm and additional space. Towards the center is a separate dining room, and for those seeking an open-plan layout, this space could seamlessly connect with the lounge.

The kitchen has been intelligently extended behind the original garage, creating a spacious open-plan kitchen/breakfast room. Adding to the allure, the rear of the home hosts a vast family room, ensuring ample space for the entire family to enjoy. The ground floor is further complemented by a utility room and a convenient shower room.

Ascending to the first floor reveals FOUR BEDROOMS, comprising three doubles and one single. The extended bathroom is a generously sized room featuring a four-piece suite.

Externally, the property boasts off-road parking for multiple cars at the front and a well-sized rear garden.

This is truly an exceptional family home destined for years of enjoyment and should unquestionably be at the top of your viewing list!

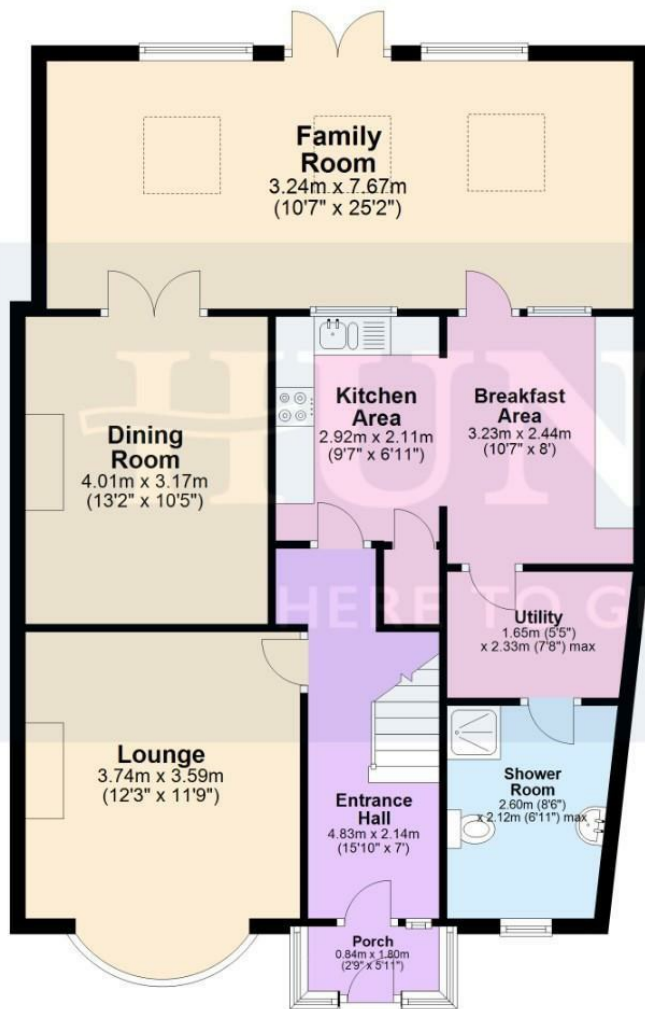
Call Hunters today to schedule your viewing and explore the countless features of this remarkable property!





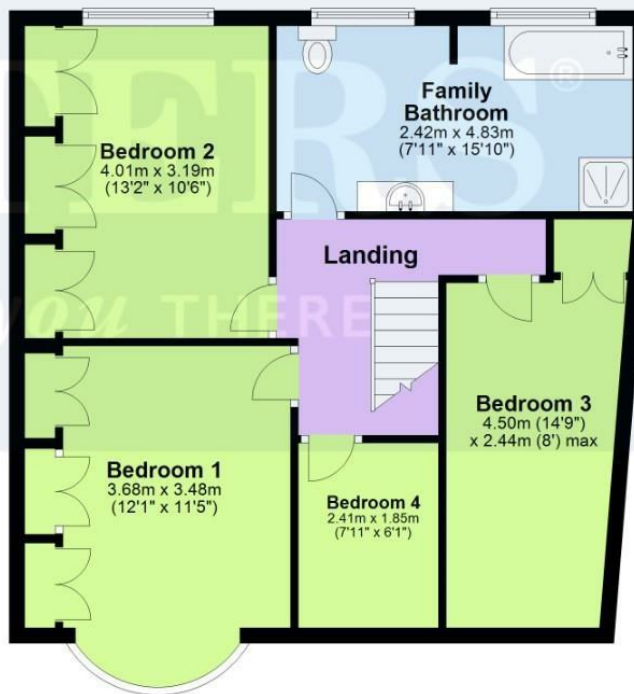
Ground Floor

Approx. 88.8 sq. metres (955.8 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.4 sq. feet)



Total area: approx. 150.7 sq. metres (1622.2 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.



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		
(69-80) C		75
(55-68) D	58	
(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

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