



## Edison Road

Welling, DA16 3NF

Offers Over £450,000



- Chain free
- Spacious accommodation
- Good access to local schools & shops
- Good size garden
- Floor Area: 1135 total SQ FT

- Room to extend (STPP)
- Three bedrooms
- Accessible to Welling Train Station
- Call Hunters to view
- EPC Rating: C

# Edison Road

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Offers Over £450,000



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

Introducing a three-bedroom semi-detached home on Edison Road in Welling, this property offers a comfortable living space with the potential for some updating. Conveniently located near local schools, shops, and Welling Train Station, it provides accessibility for everyday needs.

Upon entry, you'll find an open-plan layout featuring a lounge, diner, and kitchen on the ground floor. This layout provides a spacious and functional area for everyday living.

Heading upstairs, three bedrooms and a bathroom await. These spaces offer ample accommodation with the potential to add personal touches.

With off-road parking available at the front, this property offers convenience for residents. The rear garden, while in good condition, presents opportunities for gardening enthusiasts to further enhance its appeal.

With its convenient location and manageable upgrade needs, it represents an appealing opportunity for buyers seeking a home with potential.

Call Hunters to arrange your viewing!

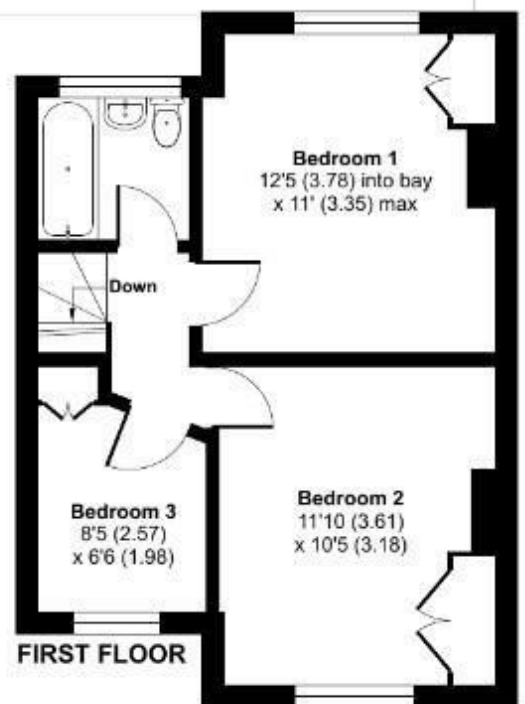
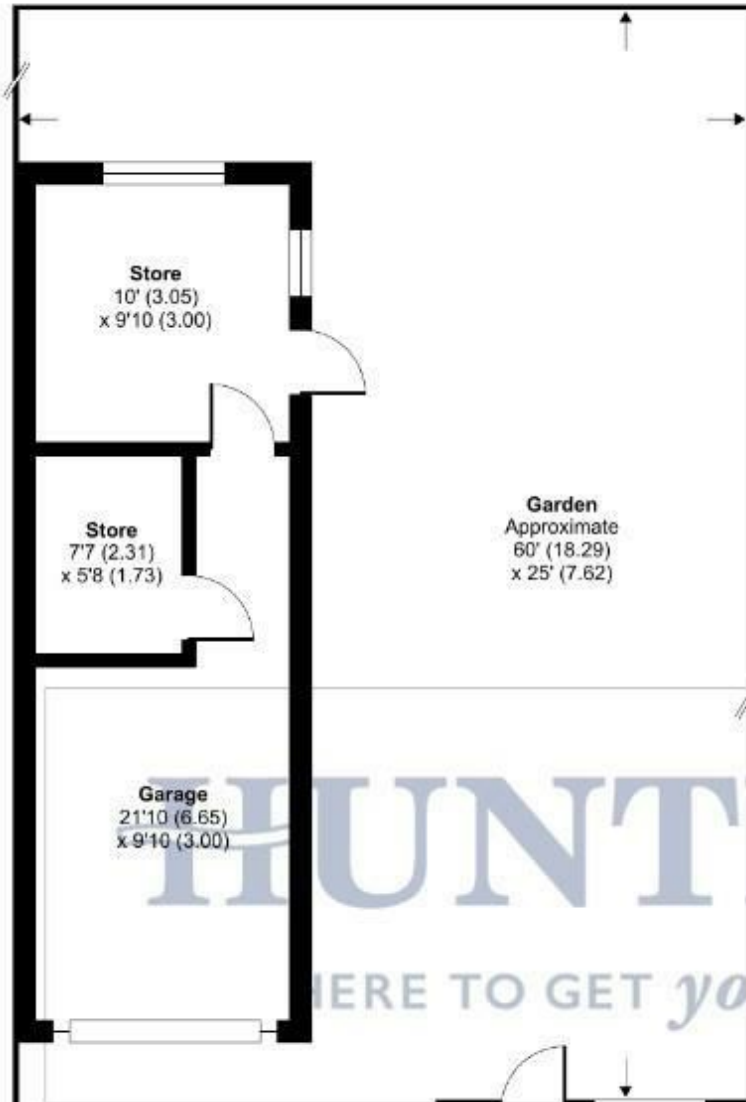
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Approximate Area = 817 sq ft / 75.9 sq m

Garage = 318 sq ft / 29.5 sq m

Total = 1135 sq ft / 105.4 sq m

For identification only - Not to scale



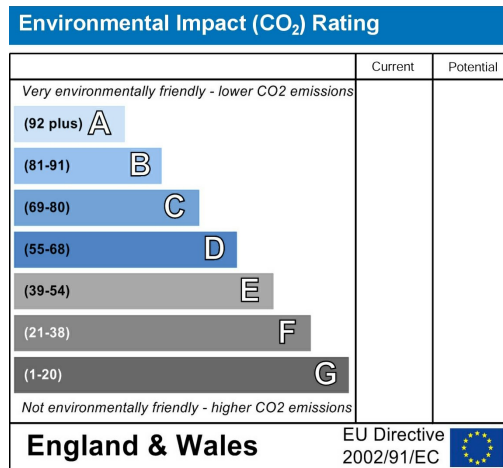
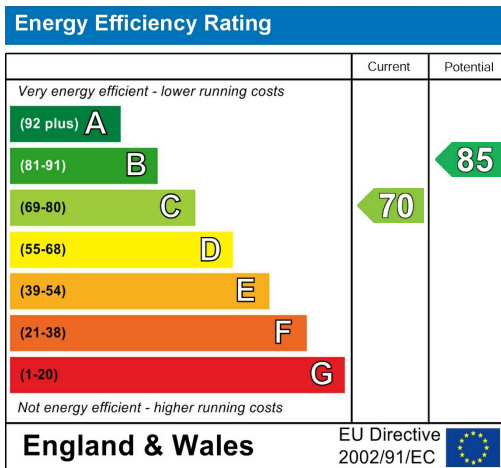
Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2024. Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1106229





## 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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