

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bellegrove Road

Welling, DA16 3RH

Price Range £550,000



- Sought after location
- Lots of scope for extending bigger
- Three good size bedrooms
- Modern Kitchen & bathroom
- Floor Area: 1466 total sq ft

- Walking distance to Welling Train Station
- Great condition inside & out
- Enlarged lounge & dining room
- Call Hunters to view
- EPC Rating: D

Tel: 020 8304 1000

# Bellegrove Road

Welling, DA16 3RH

Price Range £550,000



**\*\* PRICE RANGE £550,000 - £575,000 \*\***

Nestled in the sought-after Bellegrove Road of Welling, this charming semi-detached house is a true gem waiting to be discovered. Boasting 2 reception rooms and 3 bedrooms spread across 1,466 sq ft, this property offers ample space for comfortable living.

Upon entering, you are greeted by a delightful entrance hall that sets the tone for the rest of the house. The enlarged lounge at the front exudes warmth and invites relaxation, while the dining room at the rear provides a perfect setting for entertaining guests. The modern kitchen and bathroom add a touch of luxury to this already impressive abode.

Venture upstairs to find three generously sized bedrooms, offering plenty of space for the whole family. Outside, a lovely rear garden provides a tranquil escape from the hustle and bustle of everyday life. With off-road parking for 3 cars and a detached garage, parking will never be an issue for you or your guests.

Conveniently located within walking distance to Welling train station, this property offers easy access to local schools, shops, and the picturesque Oxleas Woods. Not to mention the lovely views of Shoulder of Mutton Green that can be enjoyed from the comfort of your new home.

Presented immaculately inside and out, this house is ready for you to move in and make it your own. If you are seeking a property that combines comfort, convenience, and charm, look no further. Contact Hunters today to arrange a viewing and take the first step towards making this house your home.

# Bellegrove Road, Welling, DA16

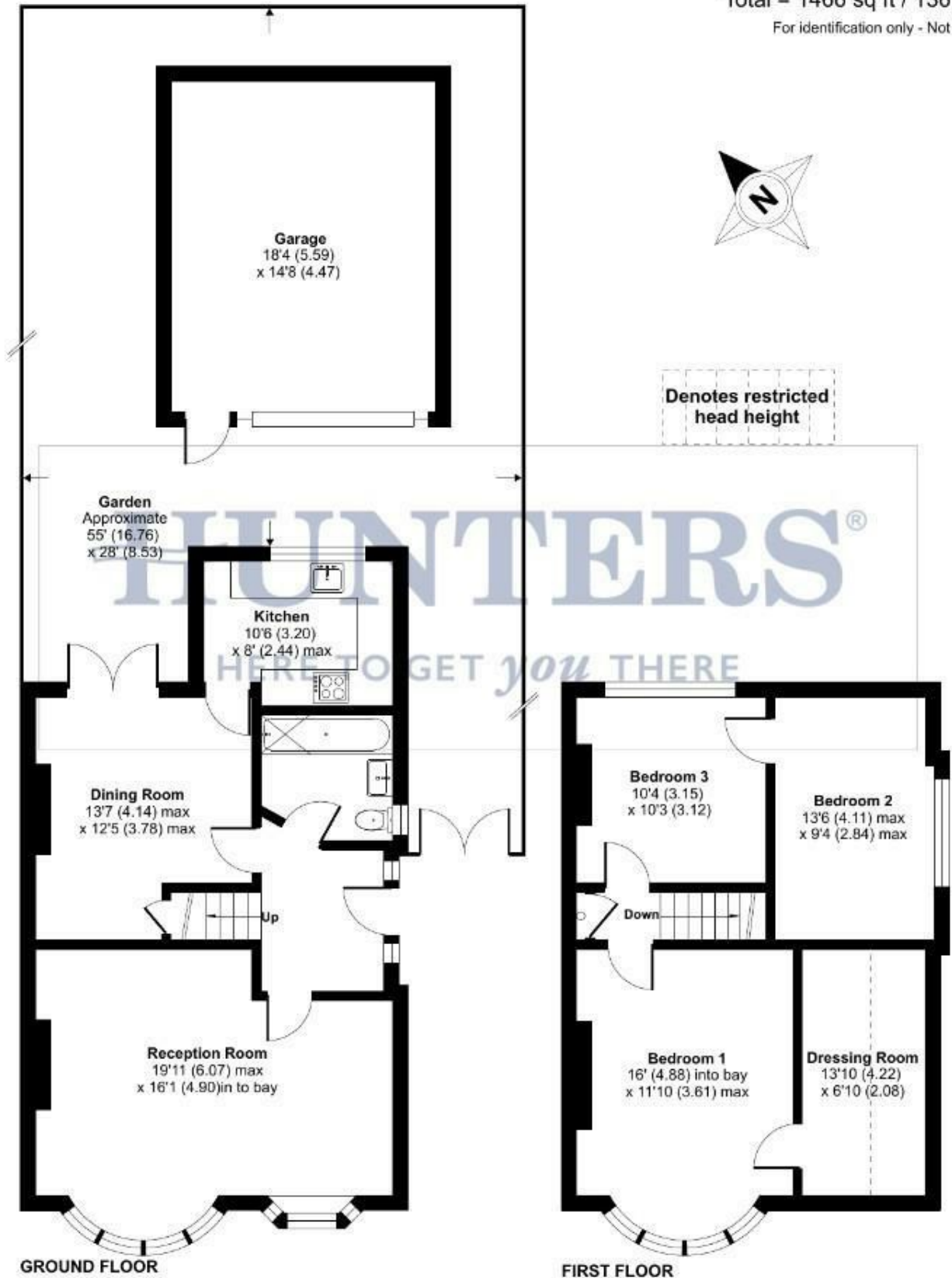
Approximate Area = 1154 sq ft / 107.2 sq m

Limited Use Area(s) = 43 sq ft / 3.9 sq m

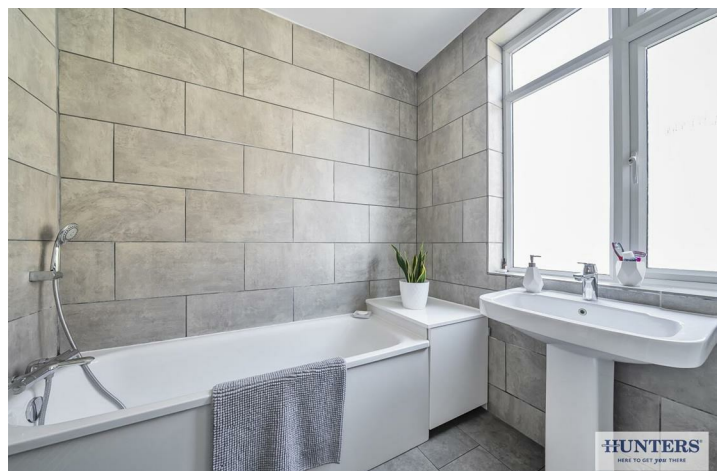
Garage = 269 sq ft / 24.9 sq m

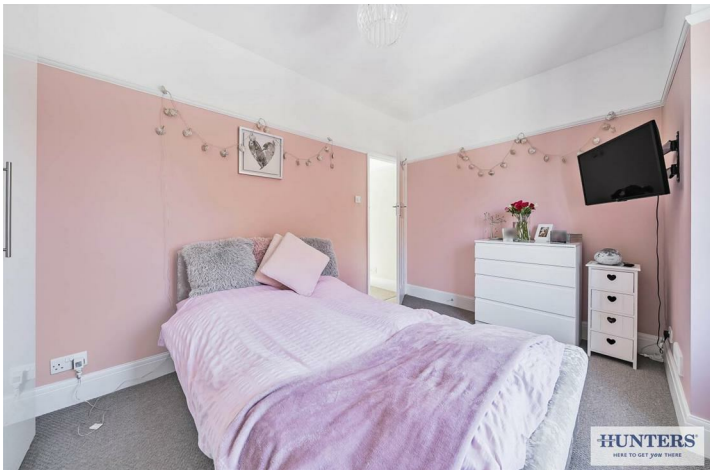
Total = 1466 sq ft / 136 sq m

For identification only - Not to scale



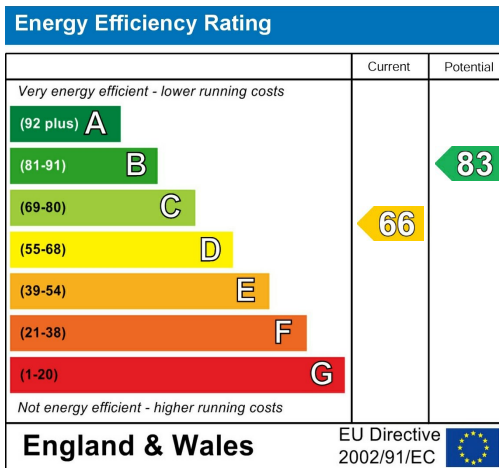
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1130738







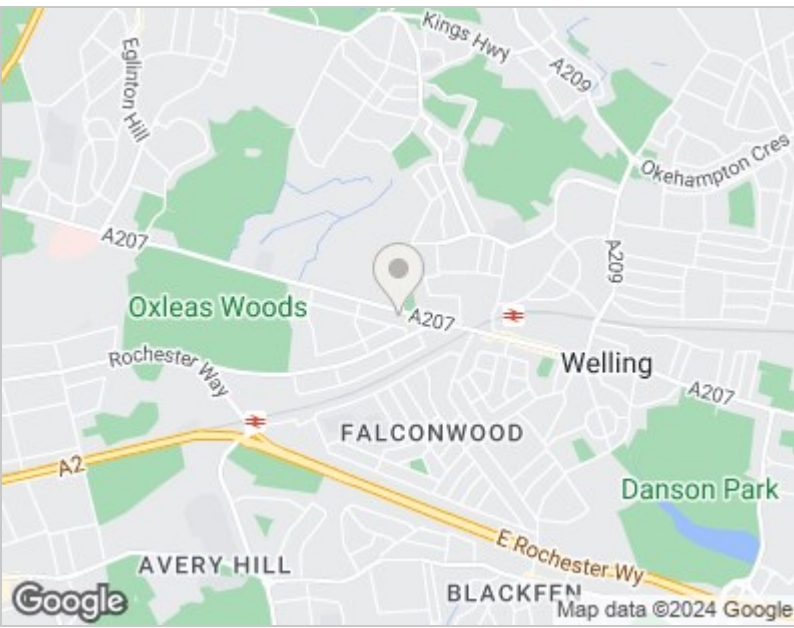
## Energy Efficiency Graph



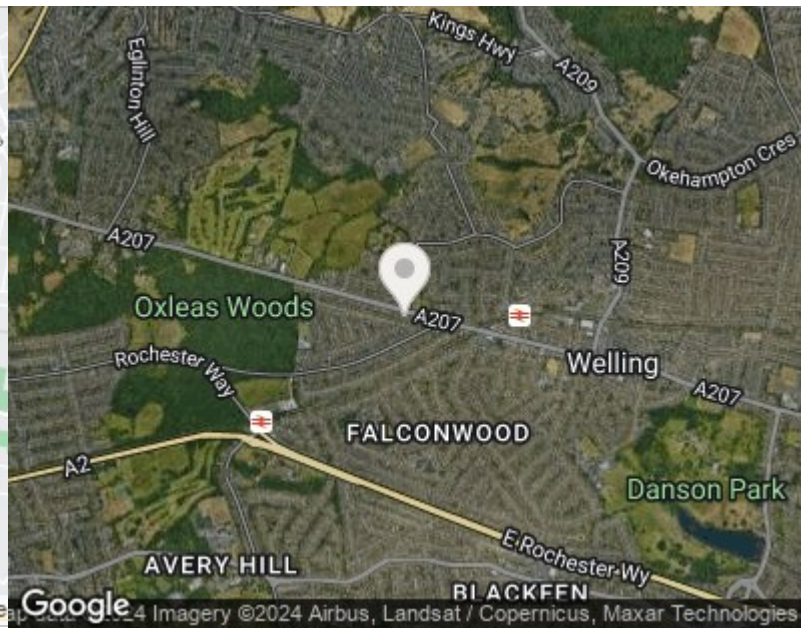
## Viewing

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.

39 High Street, Orpington, Kent, BR6 0JE  
Tel: 020 8304 1000 Email: [welling@hunters.com](mailto:welling@hunters.com)  
[www.hunters.com](http://www.hunters.com)

