

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cambridge Avenue

Welling, DA16 2PJ

Asking Price £600,000



- South Welling location
- Spacious throughout
- Walking distance to Welling Train Station
- Ground floor bathroom & first floor shower room
- Floor Area: 1379 sq ft
- Sought after chalet style family home
- Easy access to local schools, shops & transport
- Four good size bedrooms
- Call Hunters to view
- EPC Rating: D

Tel: 020 8304 1000

# Cambridge Avenue

Welling, DA16 2PJ

Asking Price £600,000



Nestled in the sought-after south Welling location of Cambridge Avenue, this semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and two bathrooms spread across 1,379 sq ft, this property offers ample space for a growing family.

As you step inside, you'll be greeted by an enlarged lounge, dining room with sitting area, kitchen, and a bathroom with a separate WC on the ground floor - perfect for entertaining guests or simply relaxing with your loved ones. Upstairs, you'll find four generously sized bedrooms and a convenient shower room.

One of the standout features of this property is the stunning rear garden, providing a peaceful retreat where you can unwind after a long day. With side access and the potential to extend (subject to planning permission), the outdoor space offers endless possibilities for creating your own oasis.

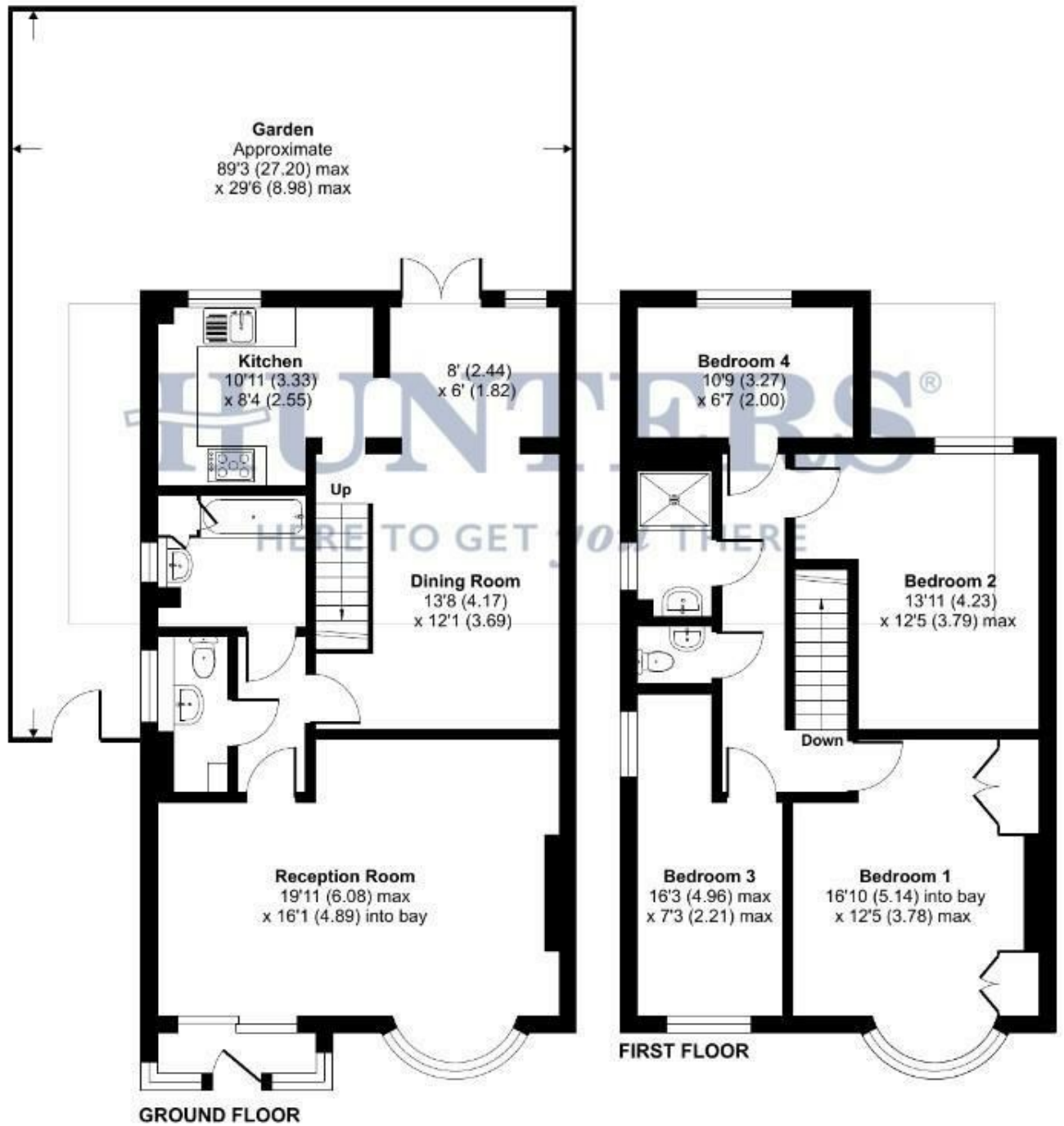
Conveniently located near local schools, shops, and transport options, including Welling train station, this home offers both comfort and convenience. With parking space for 2 vehicles, you'll never have to worry about finding a spot after a long day out.

If you're looking for a spacious family home with great potential for customization, look no further. Don't miss out on the opportunity to make this house your own - contact Hunters today to arrange a viewing and see for yourself the endless possibilities that this property has to offer.

# Cambridge Avenue, Welling, DA16

Approximate Area = 1379 sq ft / 128.1 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: 1135151





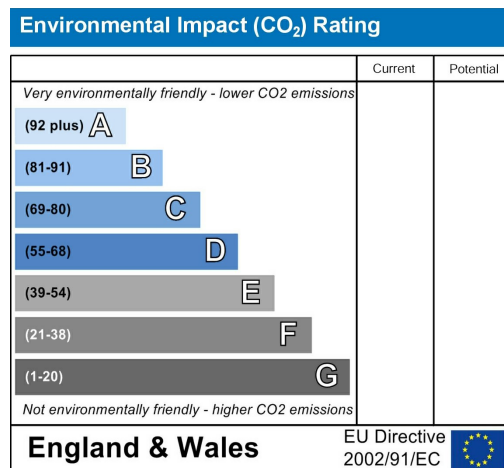
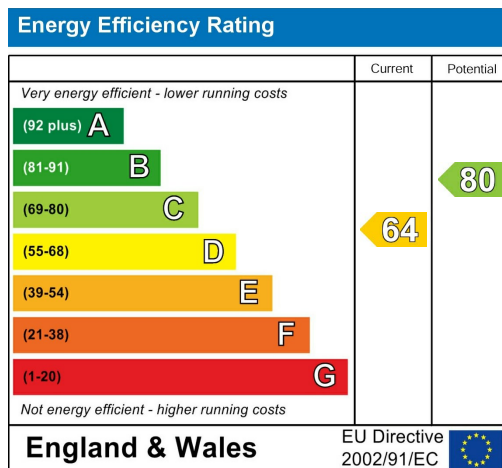








## Energy Efficiency Graph

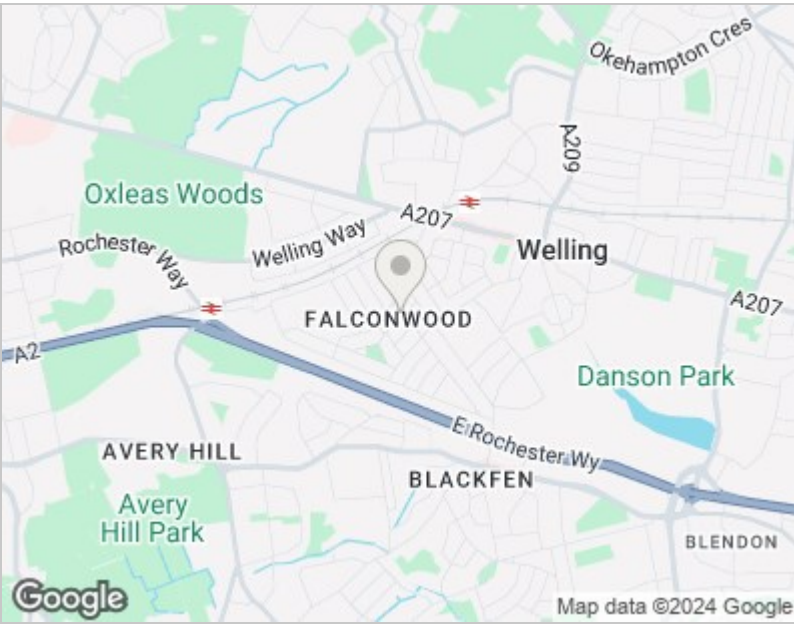


## Viewing

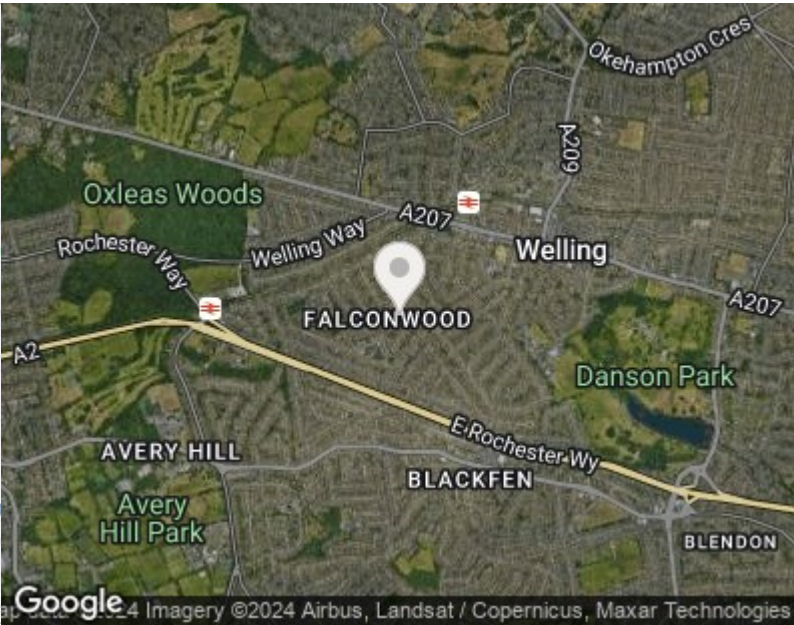
Please contact our Hunters Welling Office on 020 8304 1000 if you wish to arrange a viewing appointment for this property or require further information.



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)

