



## Ingleton Avenue

Welling, DA16 2JY

Price Range £500,000



- South Welling location
- Double rear extension
- Very well presented throughout
- Nice lounge - Open plan kitchen/Dining Room
- Floor Area: 926 sq ft

- Easy access to A2/M25 Links
- Large rear garden
- Three good size bedrooms
- Call Hunters to view
- EPC Rating: D

# Ingleton Avenue

Welling, DA16 2JY

Price Range £500,000



**\*\* PRICE RANGE £500,000 - £515,000\*\***

Welcome to this charming semi-detached house on Ingleton Avenue, Welling. This lovely property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three spacious bedrooms and a modern bathroom on the first floor, there's plenty of room for everyone to enjoy.

Situated in the sought-after south Welling location, this home offers easy access to local schools, shops, transport links, Danson Park, and the A2/M25. The convenience of having parking adds to the appeal of this property, making it a practical choice for those with a busy lifestyle.

The house is beautifully presented throughout and features a double rear extension, providing even more space for you to make your own. The lounge at the front is a cosy retreat, while the open plan lounge/dining room at the rear offers a versatile space for both everyday living and special occasions.

Additionally, there is an extra room that could be transformed into a utility room with a little bit of work, adding further functionality to the property. A ground floor WC is also included for your convenience.

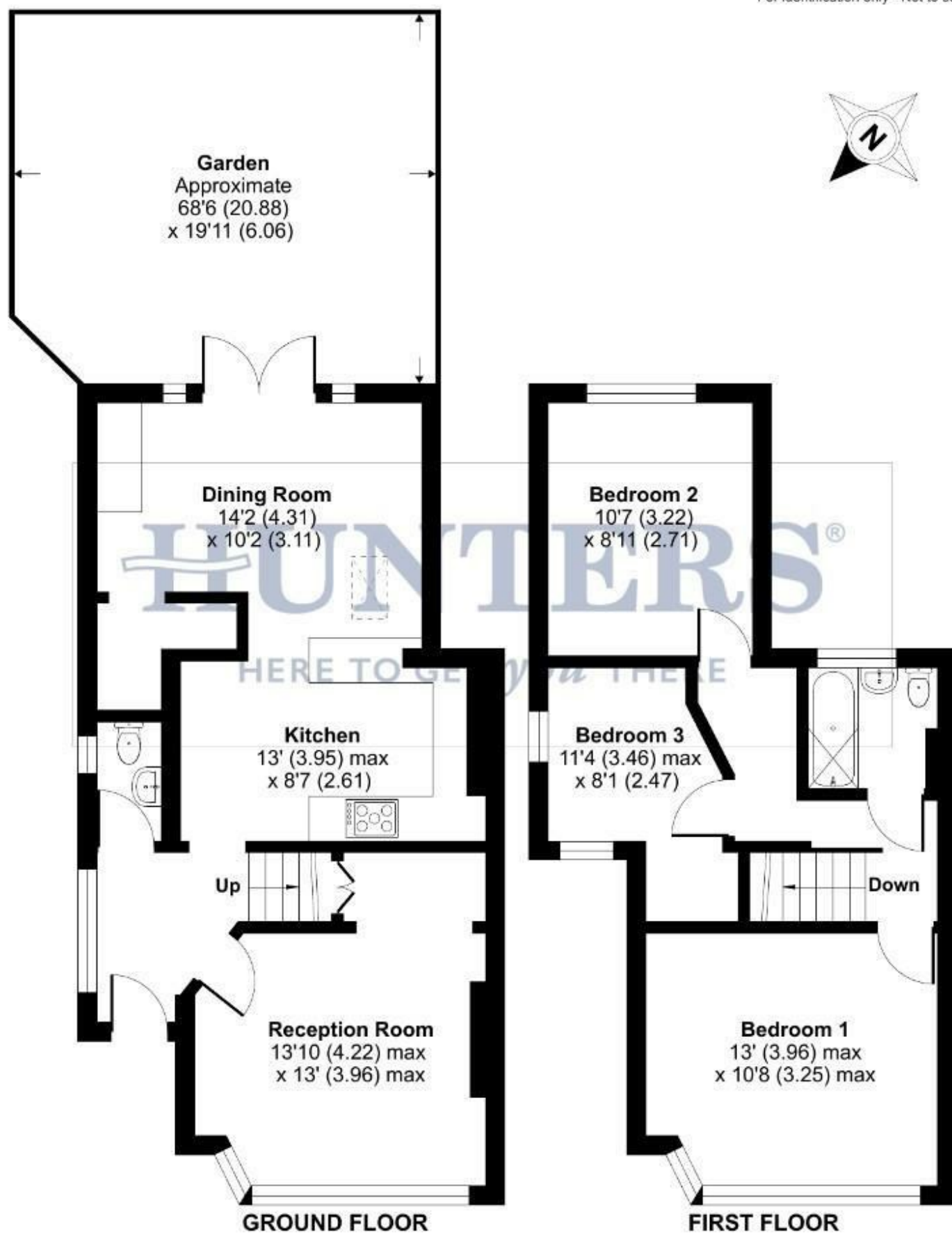
Step outside into the large rear garden, perfect for enjoying the outdoors and hosting gatherings with friends and family. If this sounds like the perfect home for you, don't hesitate to contact Hunters to arrange a viewing. Don't miss out on the opportunity to make this wonderful property your own.



# Ingleton Avenue, Welling, DA16

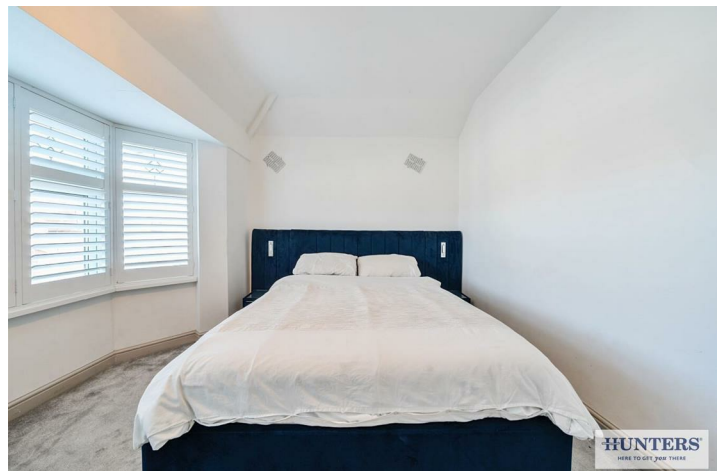
Approximate Area = 926 sq ft / 86 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1206587. © richcom 2024.

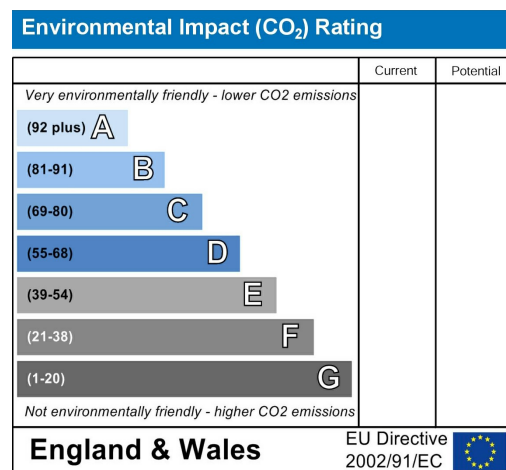
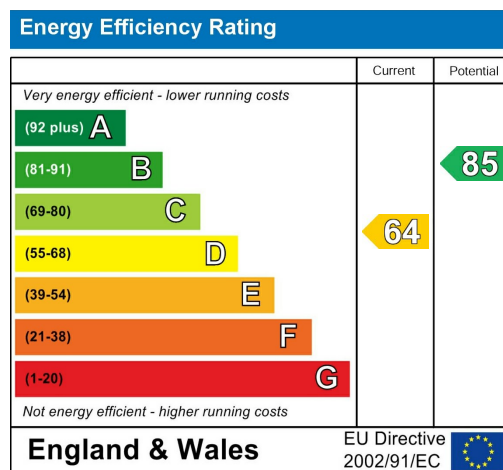
Tel: 020 8304 1000







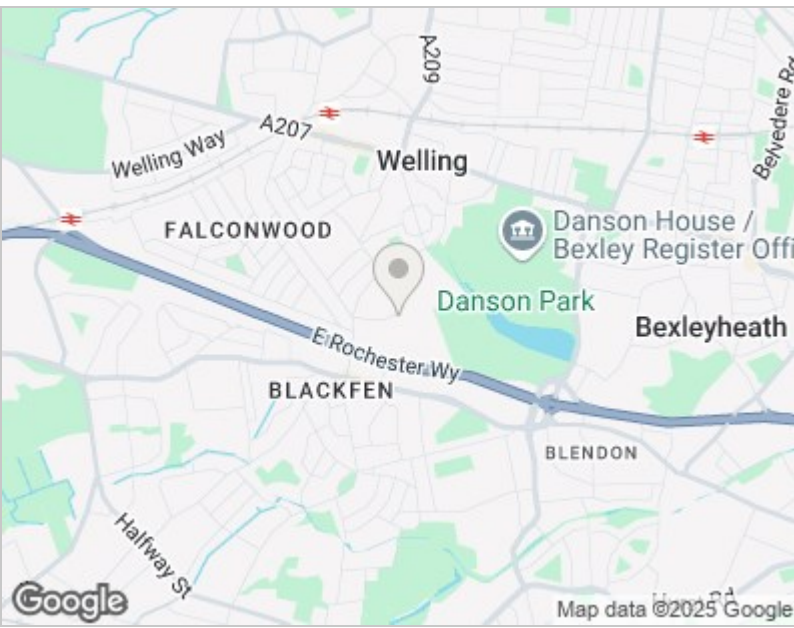
## Energy Efficiency Graph



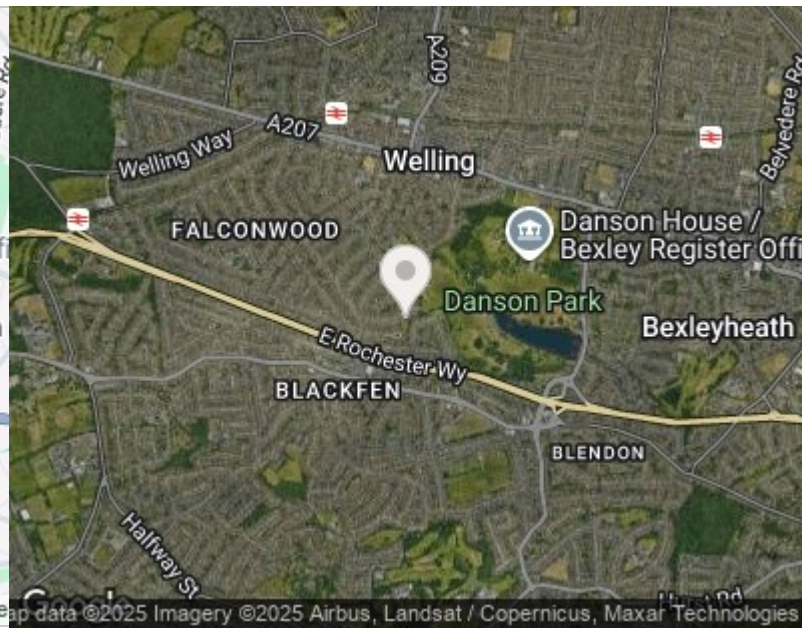
## Viewing

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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