



## Lynmere Road

Welling, DA16 1PA

Price Range £450,000



- Popular location
- Close to local schools, shops & transport
- Good South facing size rear garden
- Open plan lounge/Dining room
- Floor Area: 973 total sq ft

- Room to extend (STPP)
- Walking distance to Welling Train Station
- Three bedrooms
- Call Hunters to view
- EPC Rating: D

# Lynmere Road

Welling, DA16 1PA

Price Range £450,000



**\*\* PRICE RANGE £450,000 - £475,000 \*\***

Nestled in the sought-after Lynmere Road, Welling, this charming semi-detached house is a gem waiting to be discovered. Boasting two reception rooms, three cosy bedrooms, and a well-appointed bathroom, this property offers a comfortable and spacious living environment for you and your family.

As you step inside, you'll be greeted by an inviting open plan lounge and dining area, perfect for entertaining guests or simply relaxing after a long day. The separate kitchen provides a functional space for culinary creations and family meals.

One of the highlights of this property is the potential it holds for the future. With the opportunity to extend (subject to planning permission), you can truly make this house your own and tailor it to suit your needs and lifestyle.

Outside, a good-sized South facing rear garden offers a tranquil retreat where you can enjoy the outdoors and create your own little oasis. Parking is a breeze with off-road parking for one car and a detached garage.

Conveniently located near local schools, shops, and the Welling train station, this home is not just a place to live but a lifestyle to embrace. Whether you're looking for a peaceful sanctuary or a bustling community, Lynmere Road offers the best of both worlds.

Don't miss out on the opportunity to make this three-bedroom semi-detached house your new home. Contact Hunters Welling today to arrange a viewing and start envisioning the endless possibilities that this property has to offer.

# Lynmere Road, Welling, DA1

Approximate Area = 809 sq ft / 75.1 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 937 sq ft / 86.9 sq m

For identification only - Not to scale



**Garage**  
16' (4.88)  
x 8' (2.44)

**Garden**  
Approximate  
69' (21.03)  
x 27' (8.23)

**HUNTERS**  
RE TO GET *you* THERE

**Kitchen**  
11' (3.35)  
x 6'6" (1.98)

**Reception Room**  
22'9" (6.93) into bay  
x 12'4" (3.76) max

**Bedroom 2**  
11'10" (3.61) max  
x 10'7" (3.23) max

**Bedroom 3**  
8'4" (2.54)  
x 6'7" (2.01) max

**Bedroom 1**  
12'4" (3.76) into bay  
x 10'8" (3.25) max

**GROUND FLOOR**

**FIRST FLOOR**



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: 1219057

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Tel: 020 8304 1000

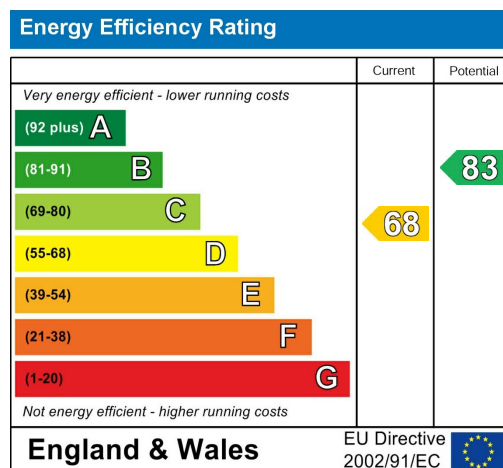








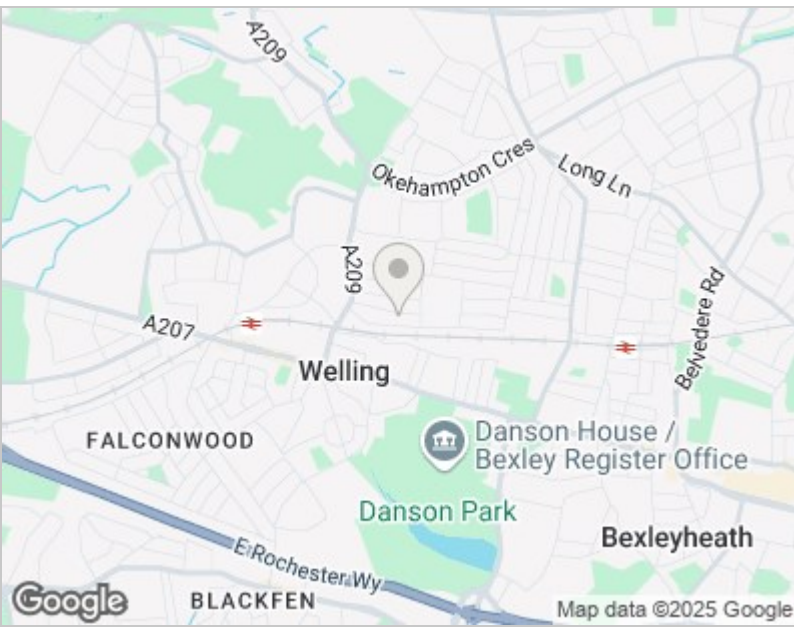
## Energy Efficiency Graph



## 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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