



## St. Leonards Close

Welling, DA16 2DN

Offers In Excess Of £599,000



- Very Popular Location
- Two Bathrooms
- Very well presented throughout
- Floor Area 947 sq ft
- Conservatory

- Three Bedroom Detached Home
- Good access to local schools, shops & transport
- Private Road, Driveway and Garage
- EPC Rating: C
- Call Hunters To View

# St. Leonards Close

Welling, DA16 2DN

Offers In Excess Of £599,000



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Welcome to St. Leonards Close, a delightful detached house situated in a highly sought-after cul-de-sac in Welling. Properties in this exclusive development are a rare find, making this home an exceptional opportunity for discerning buyers.

This charming residence boasts a spacious lounge, perfect for relaxation and entertaining. The fitted kitchen is well-equipped, providing a functional space for culinary pursuits. A lovely conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the outdoors. The ground floor also features a convenient shower room and a third bedroom, ideal for guests or as a home office.

As you ascend to the first floor, you will discover two generously sized bedrooms, complemented by a family bathroom that caters to all your needs. The layout of the home is thoughtfully designed to ensure comfort and practicality for family living.

Outside, the property benefits from a good-sized driveway, providing ample parking space, along with a detached garage for additional storage or workshop potential. The lovely garden offers a tranquil retreat, perfect for enjoying sunny days or hosting gatherings with family and friends.

Located just a stone's throw from Welling high street, this home is conveniently close to a variety of shops, schools, and transport links, making it an ideal choice for families and commuters alike.

In summary, this charming detached house in St. Leonards Close presents a unique opportunity to acquire a spacious family home in a desirable location. Do not miss your chance to view this exceptional property.

# St. Leonards Close, Welling, DA16

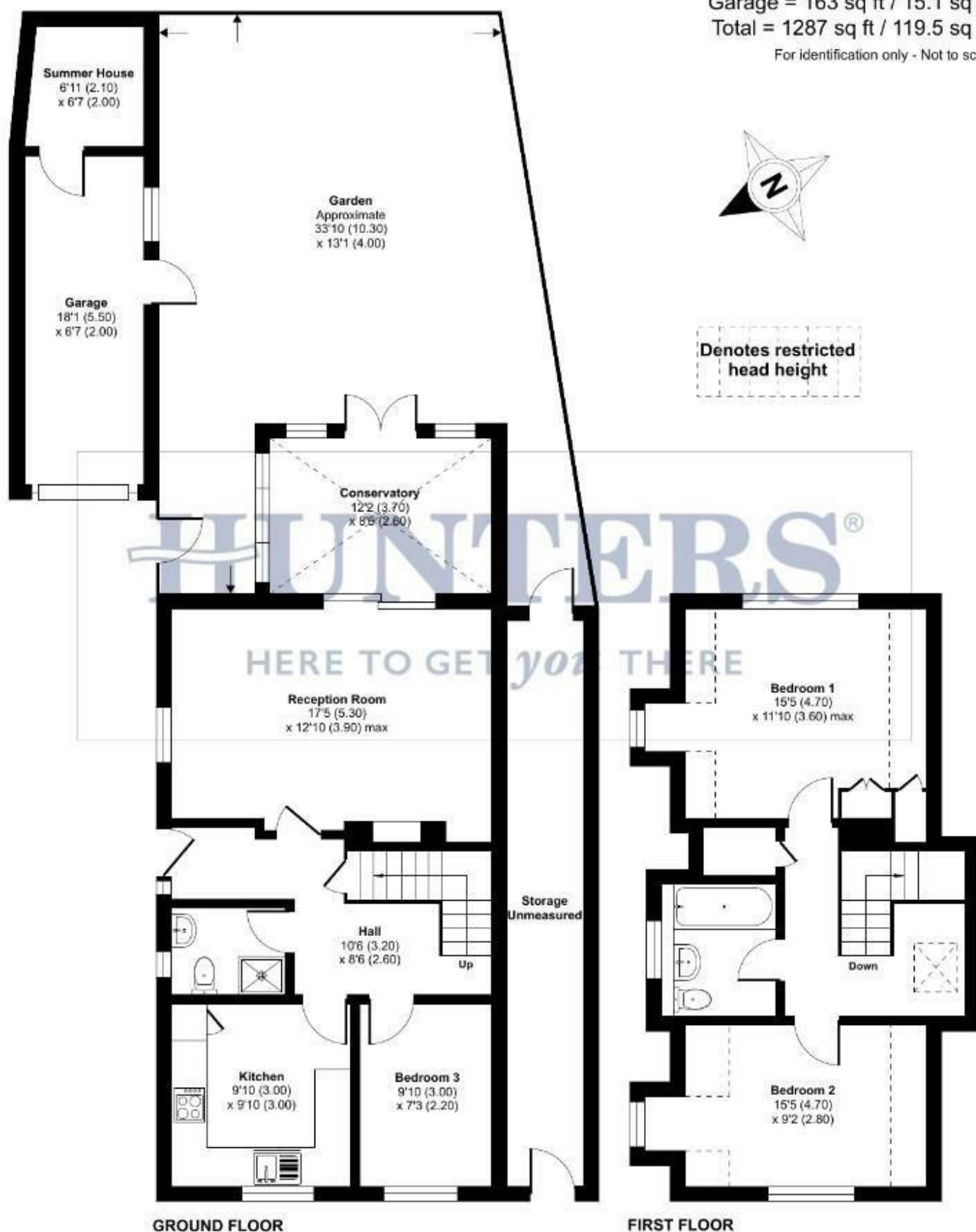
Approximate Area = 1056 sq ft / 98.1 sq m (excludes storage)

Limited Use Area(s) = 68 sq ft / 6.3 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1287 sq ft / 119.5 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: 1250451 © richocorn 2025.

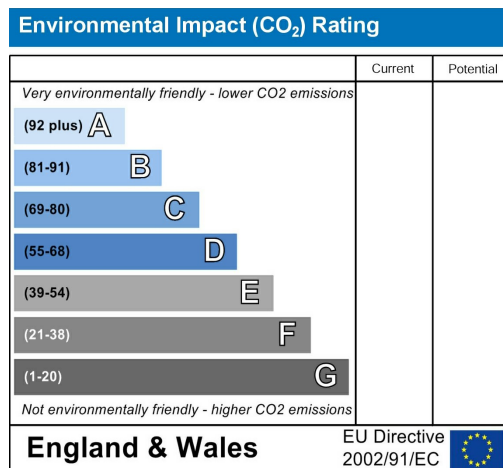
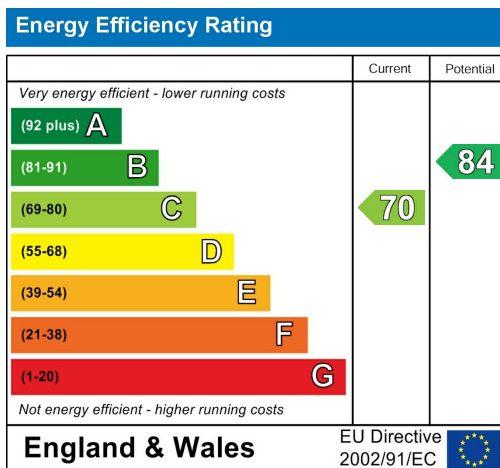
Tel: 020 8304 1000







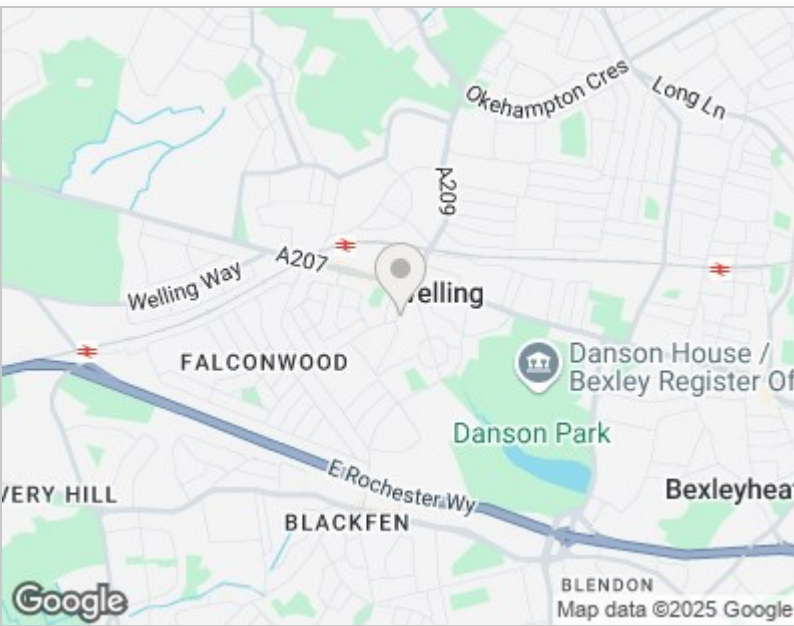
## Energy Efficiency Graph



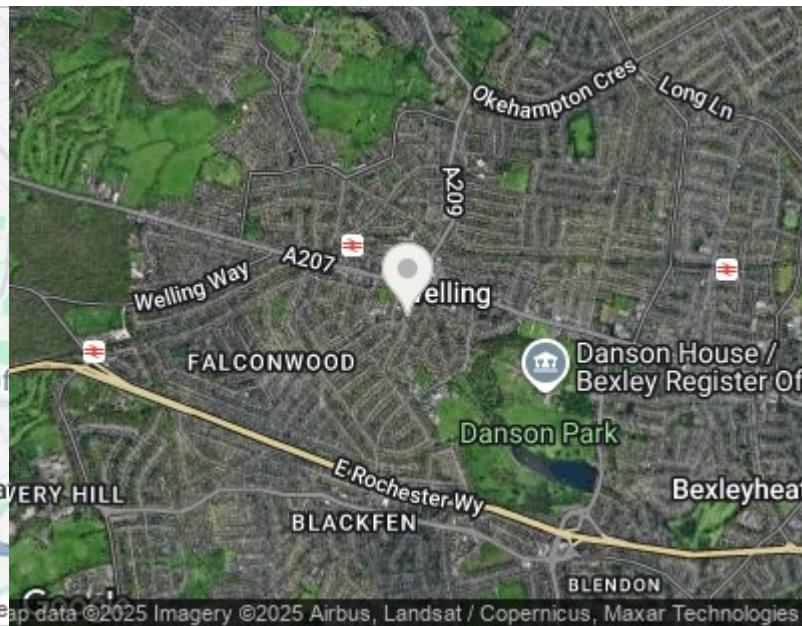
## Viewing

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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