



Hook Lane

Welling, DA16 2DP

Price Range £525,000



- Chain free home
- Sought after location
- Walking distance to Welling train station & Danson Park
- Good size lounge, open plan kitchen/diner & utility room
- Floor Area: 1198 total sq ft
- Extension potential (STPP)
- Easy access to local schools, shops & transport
- Three bedrooms, first floor bathroom & ground floor WC
- Call Hunters to view
- EPC Rating: D

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**** PRICE RANGE £525,000 - £540,000 ****

Nestled in the desirable area of Hook Lane, Welling, this charming semi-detached house presents an excellent opportunity for families and professionals alike. Offered chain-free by Hunters Estate Agents, this property boasts a prime location with easy access to a variety of schools, shops, and transport links, including Welling train station. The nearby Danson Park and convenient connections to the A2 and M25 make this home ideal for those who appreciate both tranquillity and accessibility.

The residence features a large bay-fronted lounge that invites natural light, creating a warm and welcoming atmosphere. The open-plan kitchen/dining room provide a perfect space for family gatherings and entertaining guests, from the kitchen area you can also access a useful utility room and ground floor WC. With three generously sized bedrooms and a well-appointed first-floor bathroom, this home is designed to accommodate the needs of modern living.

Outside, the property offers a good-sized garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, there is a garage to the side and off-road parking for two/three vehicles, ensuring convenience for you and your guests. With plenty of scope to extend, subject to planning permission, this home presents an exciting opportunity to create your dream living space.

Do not miss the chance to view this delightful property. Contact Hunters Estate Agent today to arrange a viewing and explore the potential that this home has to offer.

Hook Lane, Welling, DA16

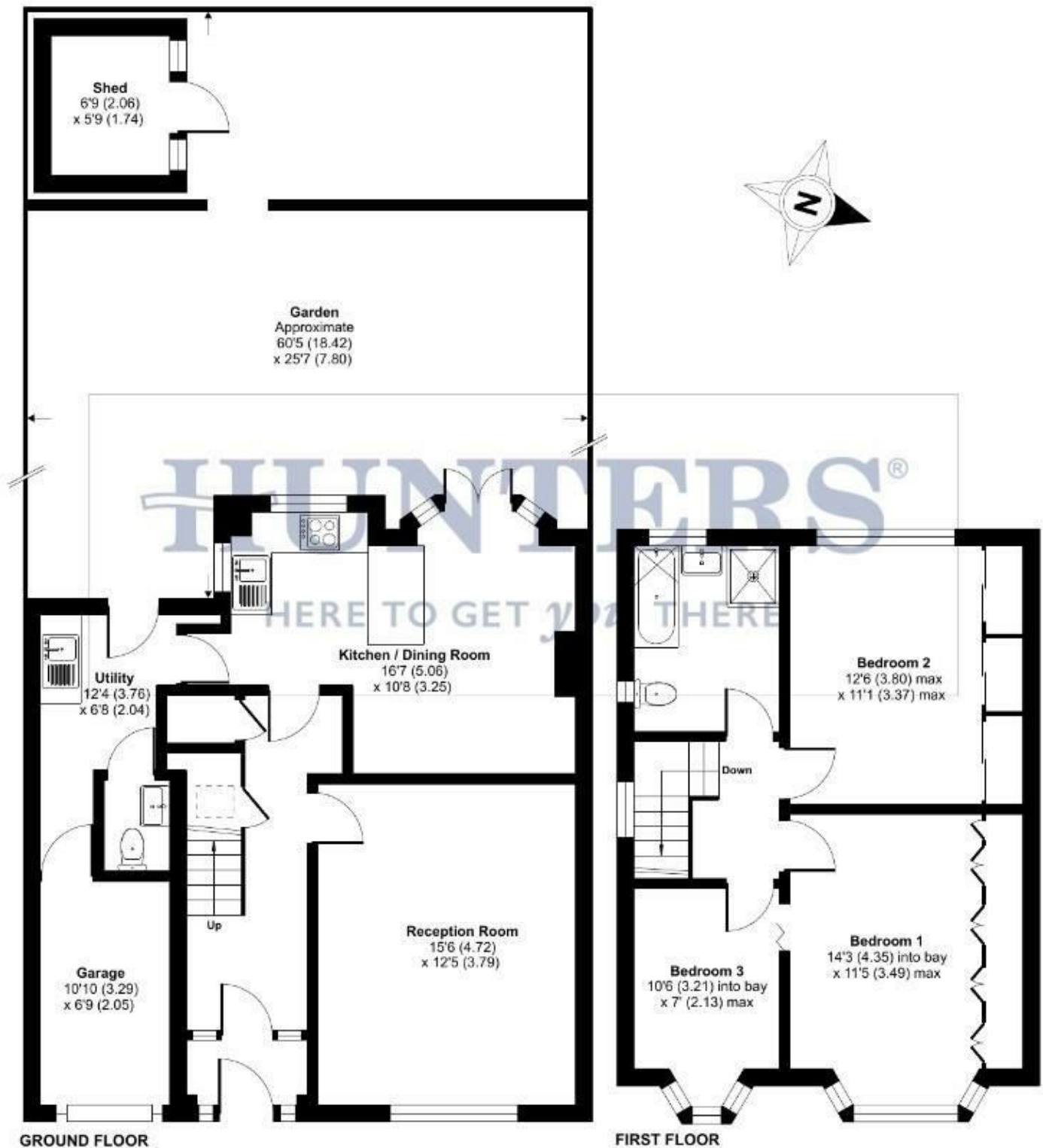
Approximate Area = 1092 sq ft / 101.4 sq m

Garage = 67 sq ft / 6.2 sq m

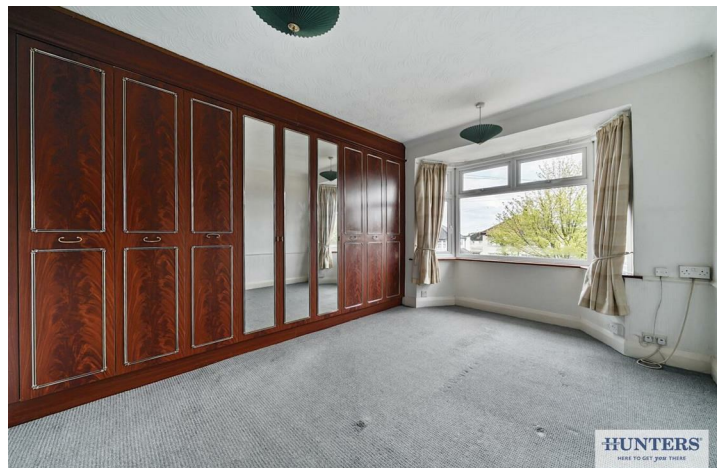
Outbuilding = 39 sq ft / 3.6 sq m

Total = 1198 sq ft / 111.2 sq m

For identification only - Not to scale



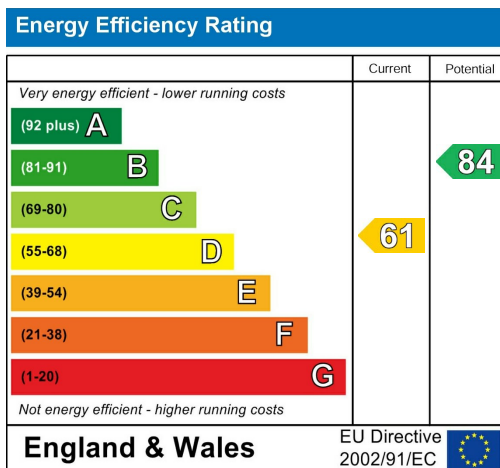
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichexcom 2025. Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1279083







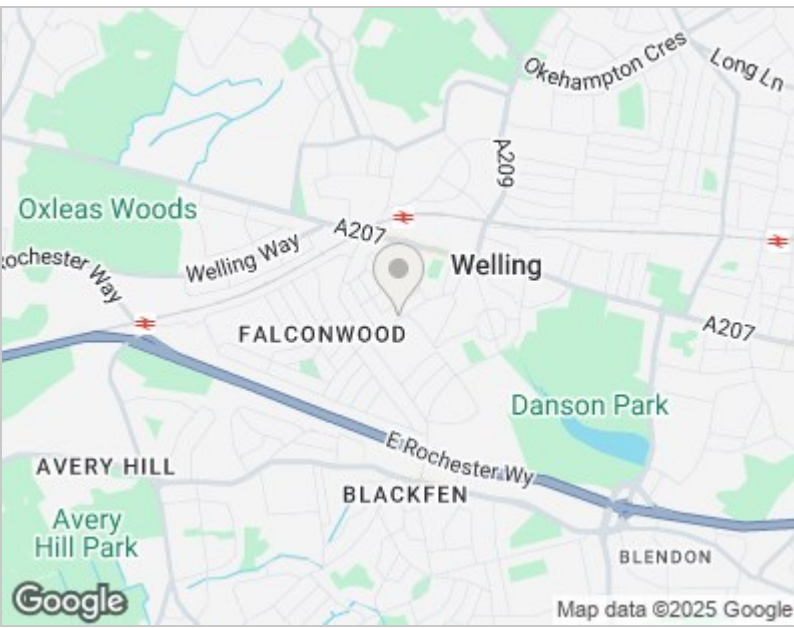
Energy Efficiency Graph



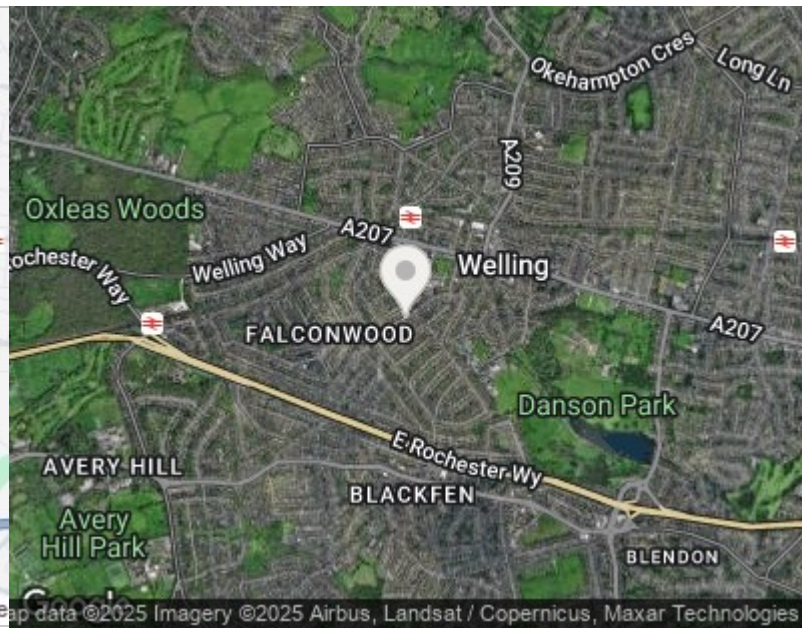
Viewing

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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