



## Church Road

Welling, DA16 3DD

Price Range £240,000



- Chain free
- Communal garden and patio area
- Allocated parking space
- Close to local shops
- Floor Area: 451 sq ft

- Ground floor apartment
- Well presented
- Walking distance to Welling train station
- Call Hunters to view
- EPC Rating: D

# Church Road

Welling, DA16 3DD

Price Range £240,000



**\*\* CHAIN FREE \*\***

**\*\* PRICE RANGE £240,000 - £250,000 \*\***

Nestled on Church Road in Welling, this charming ground floor flat presents an excellent opportunity for first-time buyers, those looking to downsize, or investors seeking a buy-to-let property. Spanning an inviting 451 square feet, the flat features a well-proportioned lounge diner, a comfortable double bedroom, a functional kitchen, and a modern bathroom, all designed to maximise space and comfort.

One of the standout features of this property is its direct access to the communal gardens, providing a lovely outdoor space to enjoy. Additionally, the flat comes with an allocated parking space, a valuable asset in this bustling area. The location is particularly advantageous, with local shops and Welling train station just a short distance away, making commuting and daily errands a breeze.

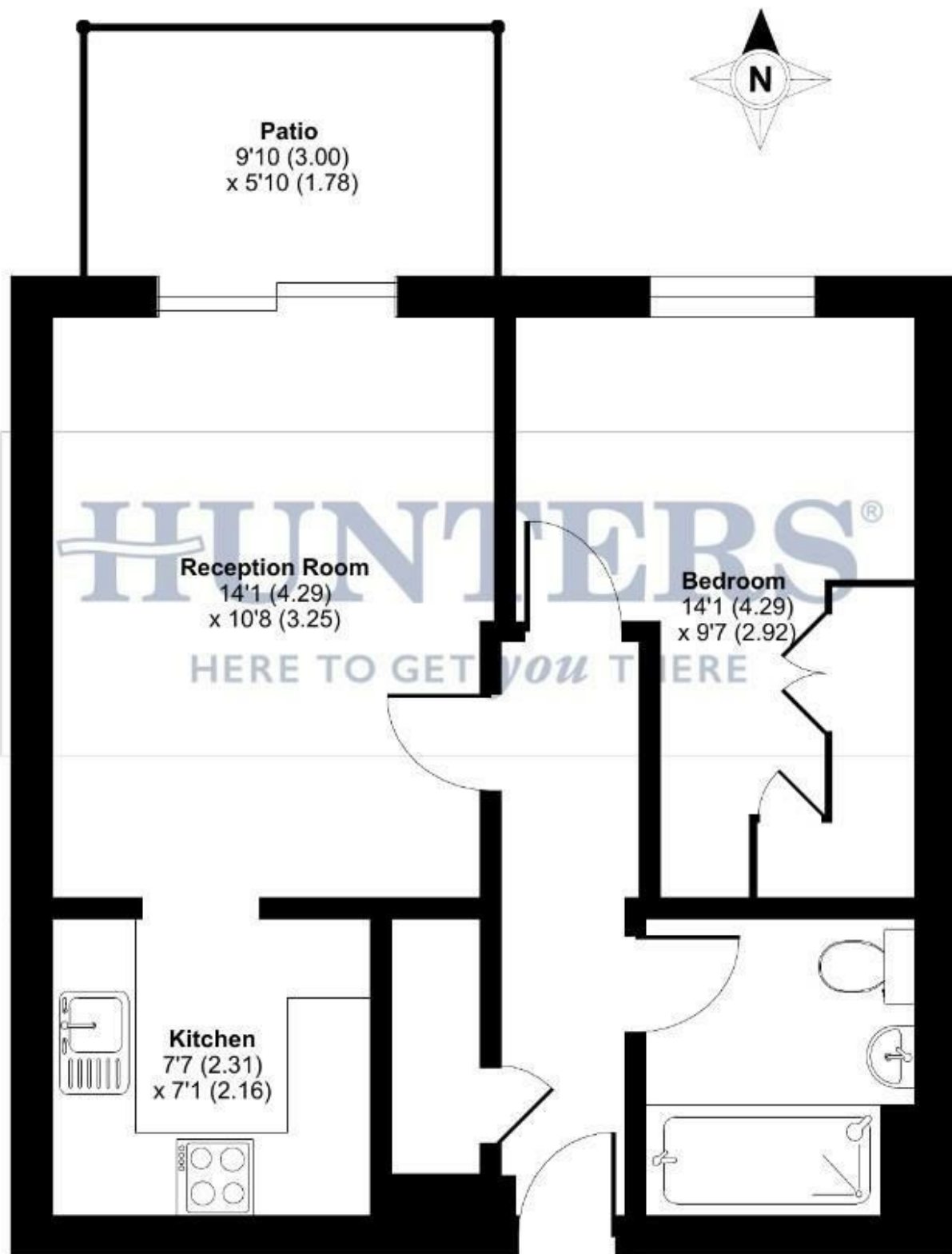
This property is chain-free, allowing for a smooth and straightforward purchase process. With a potential rental income of approximately £1,350 per calendar month, it is an attractive option for investors looking to expand their portfolio.

Do not miss the chance to view this delightful flat. Contact Hunters estate agents in Welling today to arrange a viewing and discover the potential this property has to offer.

# Merton Court, Church Road, Welling, DA16

Approximate Area = 451 sq ft / 41.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1283643

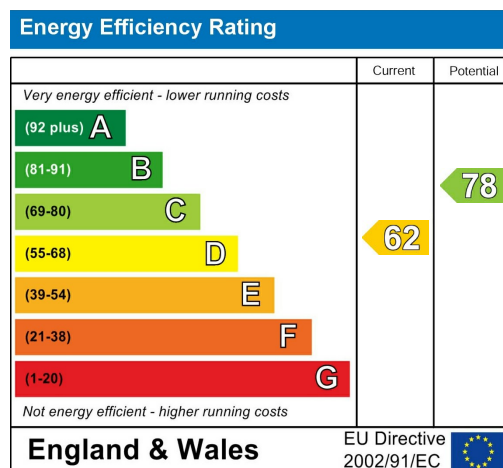








## Energy Efficiency Graph



## 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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