



Lancelot Road

Welling, DA16 2HX

Offers Over £625,000



- Chain free home
- Quiet cul de sac
- Good size bathroom & ground floor WC
- Extended kitchen/breakfast room
- Floor Area: 1376 total sq ft
- South Welling location
- Four/five bedroom home
- Open plan lounge/diner
- Call Hunters to view
- EPC Rating: D

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** CHAIN FREE FAMILY HOME **

Nestled in a tranquil cul-de-sac on Lancelot Road, South Welling, this charming semi-detached house offers a wonderful opportunity for families seeking a spacious and versatile home. With a generous 1,376 square feet of living space, this extended property boasts four/five bedrooms, making it ideal for families or those in need of a study or home office.

Upon entering, you are greeted by an inviting open-plan lounge and dining area, perfect for entertaining guests or enjoying family time. The extended kitchen and breakfast room provide ample space for culinary adventures, while a convenient ground floor WC adds to the practicality of the layout. The large family bathroom serves the bedrooms well, ensuring comfort for all.

Outside, the property features a good-sized rear garden, this is a south west facing garden so plenty of sun into the summer evenings, offering a peaceful retreat for relaxation or play. Off-road parking and a spacious garage further enhance the appeal of this home, making it a rare find in the area.

This property is offered to the market chain-free, allowing for a smooth transition for prospective buyers. Its prime location ensures easy access to local amenities, including Bexley Grammar School, Danson Park, Welling High Street, and the train station, making it an excellent choice for families and commuters alike.

With further extension potential subject to planning permission, this home presents an exciting opportunity to create your dream living space. Do not miss out on this fantastic property; contact Hunters Welling today to arrange your viewing.

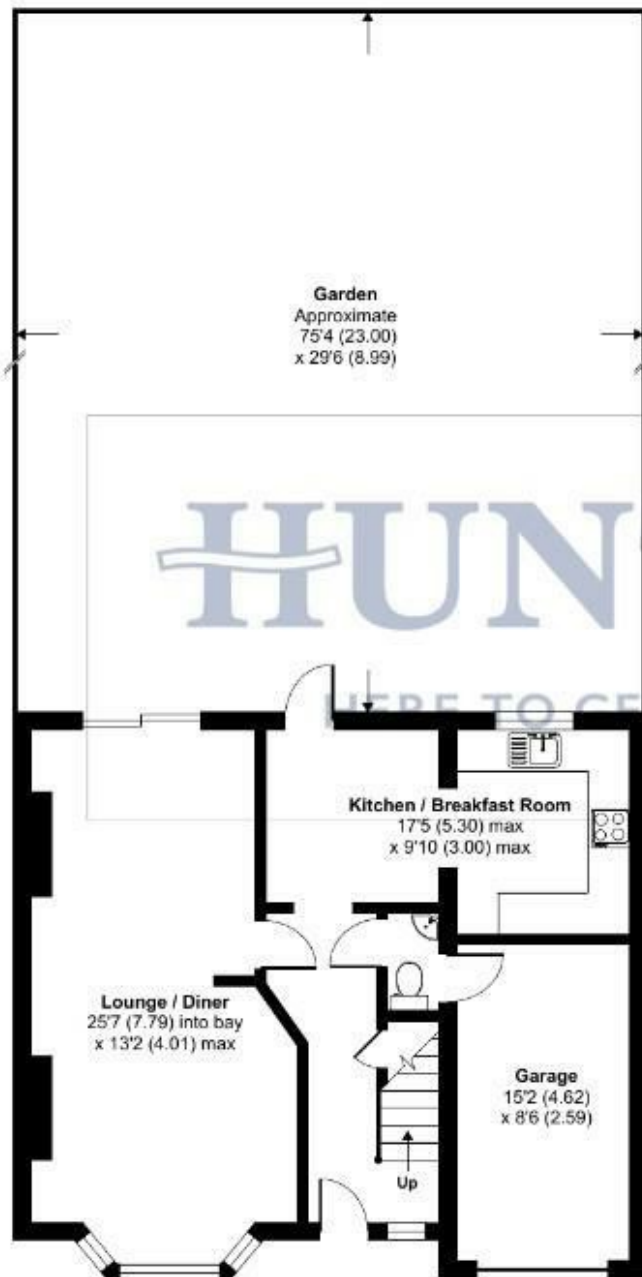
Lancelot Road, Welling, DA16

Approximate Area = 1250 sq ft / 116.1 sq m

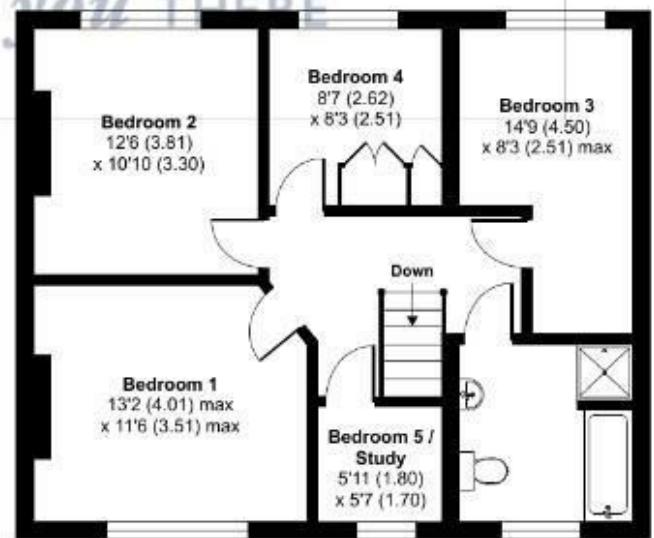
Garage = 126 sq ft / 11.7 sq m

Total = 1376 sq ft / 127.8 sq m

For identification only - Not to scale



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: 1299379

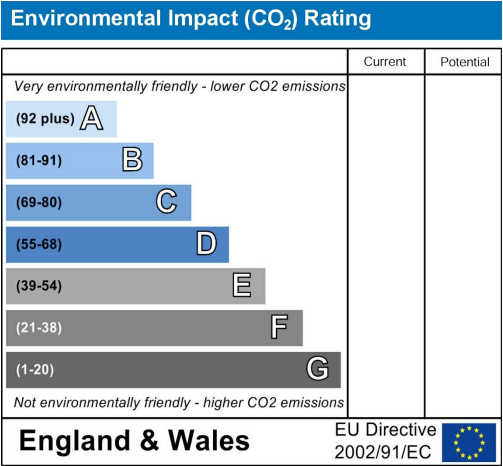
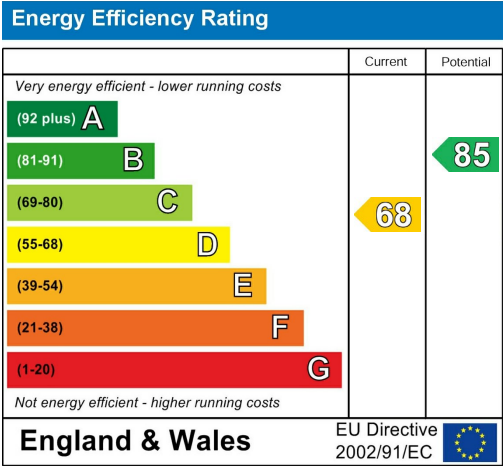
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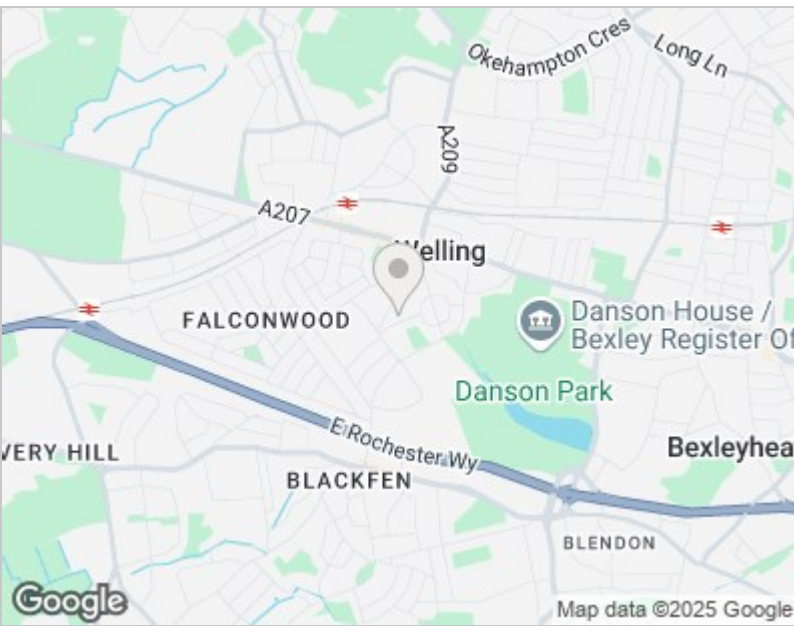
Energy Efficiency Graph



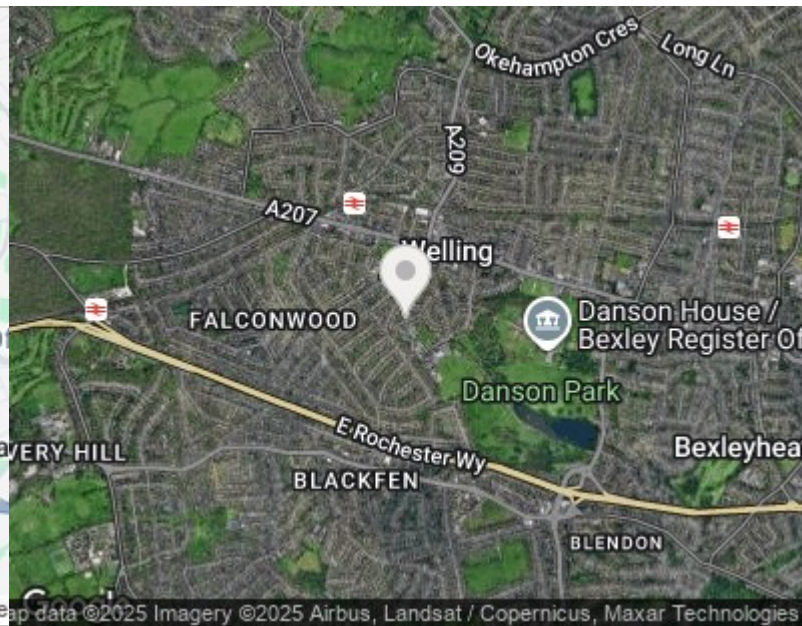
Viewing

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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