

# HUNTERS®

HERE TO GET *you* THERE



## Gipsy Road

Welling, DA16 1HZ

Offers Over £550,000



- Stunning condition
- Close to local school, shops & transport
- Brick built outbuilding
- Landscaped rear garden
- Floor Area: 1074 total sq ft

- Sought after location
- Extended semi detached home
- Modern kitchen & bathroom
- Call Hunters to view
- EPC Rating: C

Tel: 020 8304 1000

# Gipsy Road

Welling, DA16 1HZ

Offers Over £550,000



Nestled in the highly sought-after Gipsy Road, Welling, this exquisite extended semi-detached family home presents an ideal opportunity for modern living. Spanning an impressive 1,074 total square feet, the property has been thoughtfully refurbished by the current owners, ensuring it is ready for you to move in and enjoy.

As you step inside, you are welcomed by an enlarged entrance hall that sets a warm and inviting tone. The open-plan lounge and dining area seamlessly connect to the kitchen and breakfast area, creating a spacious environment perfect for family gatherings and entertaining. The ground floor is enhanced by underfloor heating, providing a cosy atmosphere throughout.

The first floor features three generously sized bedrooms, ideal for family living, along with a beautifully appointed four-piece suite family bathroom. Each room is designed to maximise space and light, ensuring a pleasant and airy ambiance.

Situated on a corner plot, the property boasts a stunning landscaped rear garden, offering a tranquil outdoor space for relaxation and play. With convenient side access, the garden is both practical and inviting. Additionally, a brick-built outbuilding in the garden presents an excellent opportunity for conversion into a home office, gym, playroom, or bar, catering to your personal needs.

For your convenience, off-road parking is available at the front of the property for two vehicles, making it easy for you and your guests. This home truly encapsulates modern family living in a desirable area, close to local schools, shops, and transport links, including walking distance to both Welling and Bexleyheath train stations.

Do not miss the chance to view this exceptional property; contact Hunters Welling today to arrange a visit.

# Gipsy Road, Welling, DA16

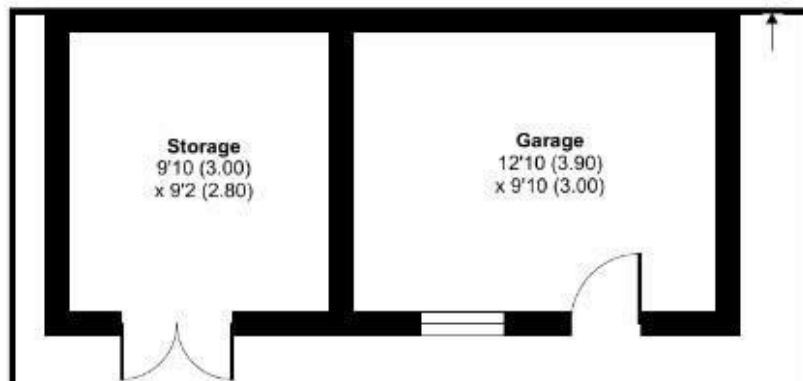
Approximate Area = 858 sq ft / 79.7 sq m

Garage = 126 sq ft / 11.7 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 1074 sq ft / 99.7 sq m

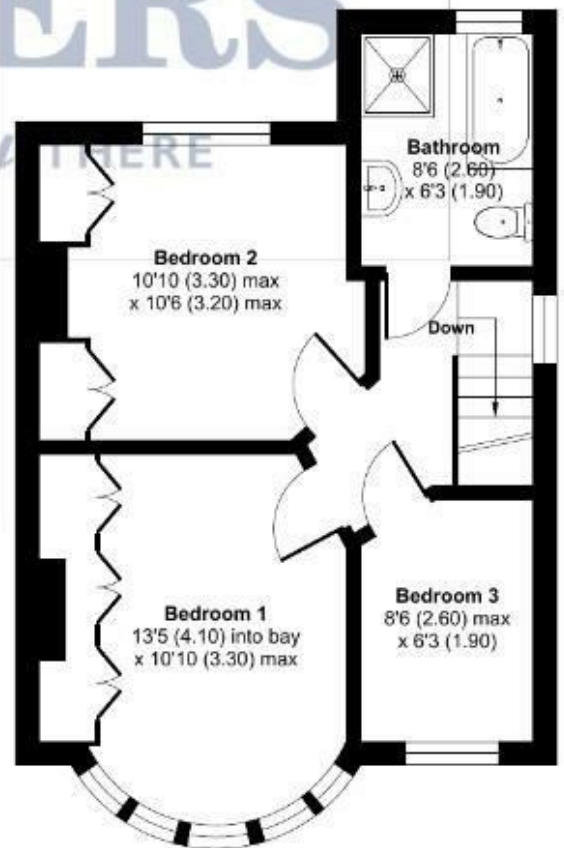
For identification only - Not to scale



Garden  
Approximate  
57'5 (17.50)  
x 27'11 (8.50)



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: 1361465

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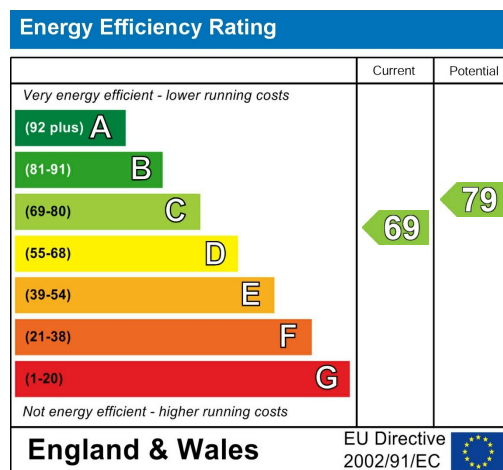








## Energy Efficiency Graph



## Viewing

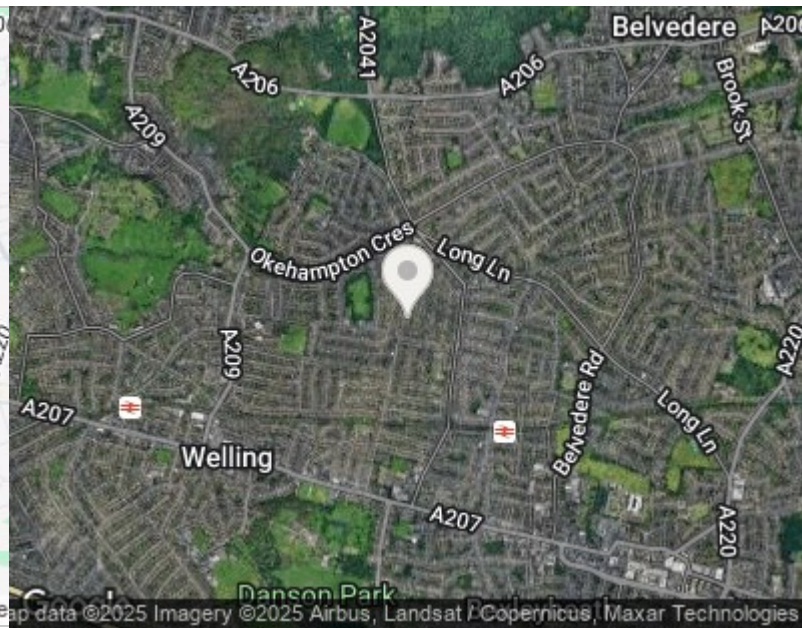
Please contact our Hunters Welling Office on 020 8304 1000 if you wish to arrange a viewing appointment for this property or require further information.



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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