



## 64 Lodge Hill, Welling

- Chain free
- Accessible to Elizabeth Line
- Four bedrooms
- Large family bathroom
- Floor Area: 1407 sq ft
- Spacious semi detached home
- Double side & rear extensions
- En suite to master
- Call Hunters to view
- EPC Rating: D

**Price Range £585,000**

**HUNTERS®**  
HERE TO GET *you* THERE

\*\* CHAIN FREE \*\*

\*\* PRICE RANGE £585,000 - £600,000 \*\*

Nestled in the desirable area of Lodge Hill, Welling, this impressive semi-detached family home is now available to the market and is offered chain free. Spanning an ample 1,407 square feet, this property has been thoughtfully extended to provide a spacious and comfortable living environment, ideal for family life.

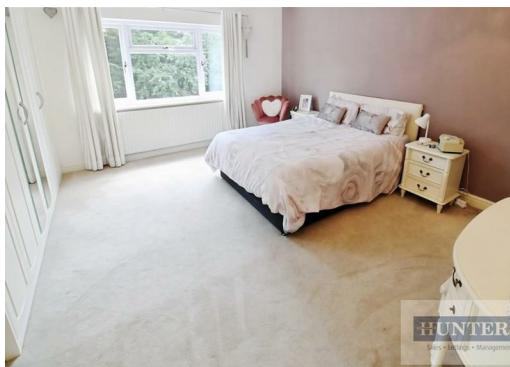
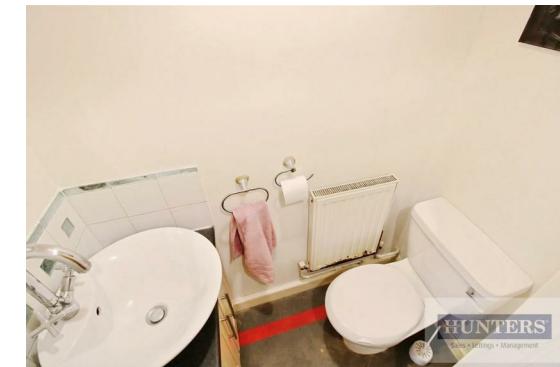
Upon entering, you are welcomed by an inviting entrance porch that leads into a well-proportioned entrance hall. The ground floor features a versatile layout, including a fourth bedroom, an open-plan lounge/diner that seamlessly connects to the extended kitchen/dining room, creating a wonderful space for entertaining and family gatherings. Additionally, there is a practical study, a utility room, and a convenient WC, enhancing the functionality of the home.

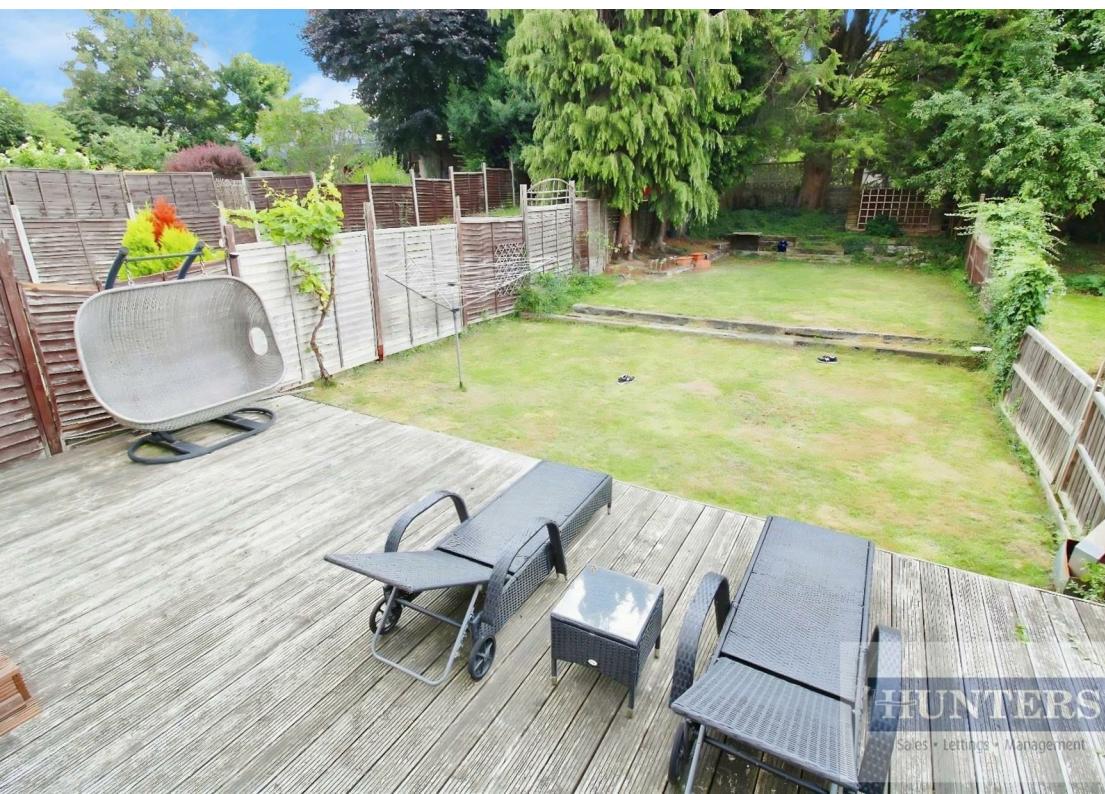
As you ascend to the first floor, you will discover a generously sized master bedroom, complete with built-in wardrobes and an en suite shower room, providing a private retreat. Two further double bedrooms and a large family bathroom complete this level, ensuring ample accommodation for all family members.

Externally, the property boasts off-road parking for two vehicles, complemented by a car charging point, and a substantial rear garden, perfect for outdoor activities and relaxation.

With its prime location near local schools, shops, and excellent transport links, including the Elizabeth line, this home is not to be missed. We highly recommend scheduling a viewing to fully appreciate the space and potential this property has to offer.

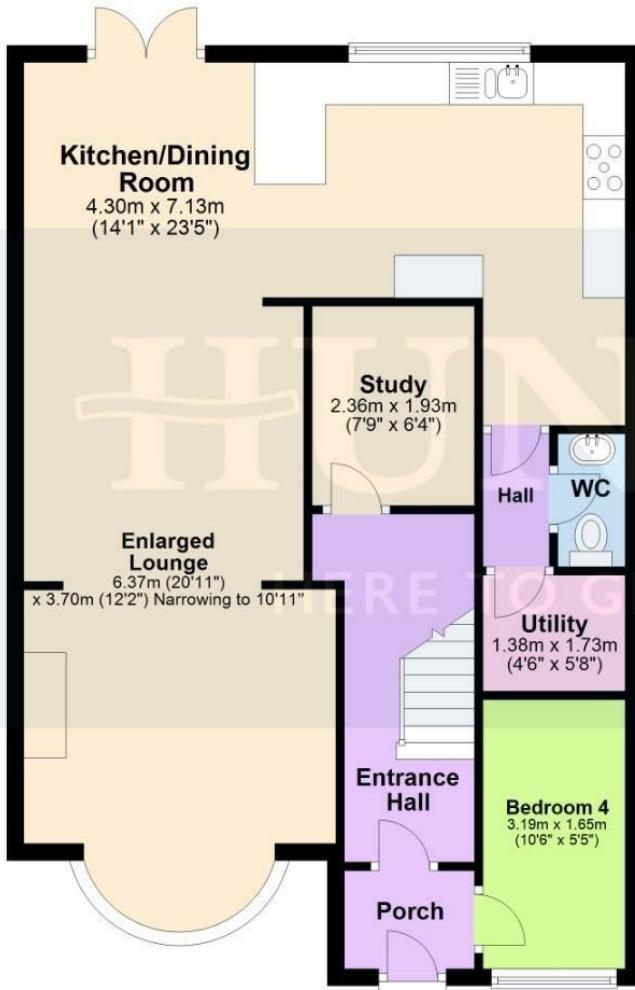
Please contact Hunters to arrange your visit today.





## Ground Floor

Approx. 71.5 sq. metres (769.7 sq. feet)



Total area: approx. 130.8 sq. metres (1407.7 sq. feet)

## 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.

## First Floor

Approx. 59.3 sq. metres (637.9 sq. feet)



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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