



Sandgate Road

Welling, DA16 1BE

Price Range £350,000 - £375,000



- Spacious property
- Good size lounge & kitchen
- Large rear garden
- Close to local amenities
- Floor Area: 668 sq ft

- Two double bedrooms
- Modern shower room
- Front garden with off road parking potential
- Call Michael Warren at Hunters Welling to view
- EPC Rating: C

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Nestled in a tranquil area on Sandgate Road, this charming semi-detached house presents an excellent opportunity for those seeking a comfortable home with ample potential. This property spans 668 square feet and features a well-designed layout that is both practical and inviting.

Upon entering, you will find a spacious lounge that offers a perfect space for relaxation and entertaining. The kitchen, conveniently located on the ground floor, provides a functional area for culinary pursuits. Ascending to the first floor, you will discover two generously sized double bedrooms, ideal for restful nights, along with a modern shower room.

The property boasts a large rear garden, complete with side access, making it an ideal space for outdoor activities or gardening enthusiasts. Additionally, the front garden offers potential for off-road parking, enhancing the convenience of this lovely home.

Situated in a quiet location, this residence benefits from excellent access to local schools, shops, and transport links, including the Elizabeth line, ensuring that commuting and daily errands are a breeze.

This semi-detached home is a fantastic opportunity for first-time buyers or those looking to invest in a property with great potential. To arrange a viewing, please contact Michael Warren at Hunters Welling. Don't miss out on the chance to make this delightful house your new home.

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Approximate Area = 668 sq ft / 62 sq m

Outbuildings = 63 sq ft / 5.8 sq m

Total = 731 sq ft / 67.9 sq m

For identification only - Not to scale



Garden
Approximate
39'4 (12.00)
x 26'3 (8.00)

Shed
6'11 (2.10)
x 6'7 (2.00)

Shed
6'3 (1.90)
x 2'11 (0.90)

HUNTERS®
HERE TO GET *you* THERE

Kitchen
11'7 (3.53)
x 7'5 (2.26)

Reception Room
19'5 (5.93) max
x 10'10 (3.30) max

Up

GROUND FLOOR

Bedroom 2
10'6 (3.20) max
x 10'2 (3.09)

Down

Bedroom 1
14'1 (4.28)
x 8'11 (2.73)

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: 1488786

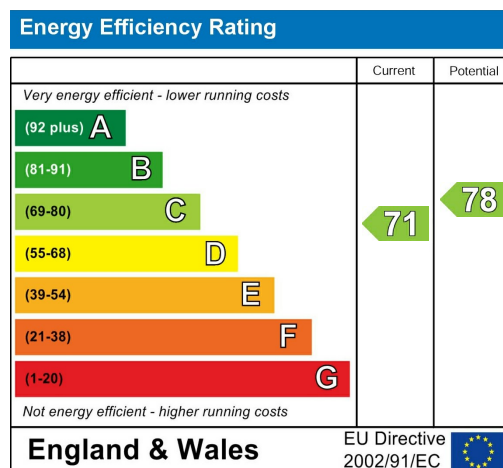
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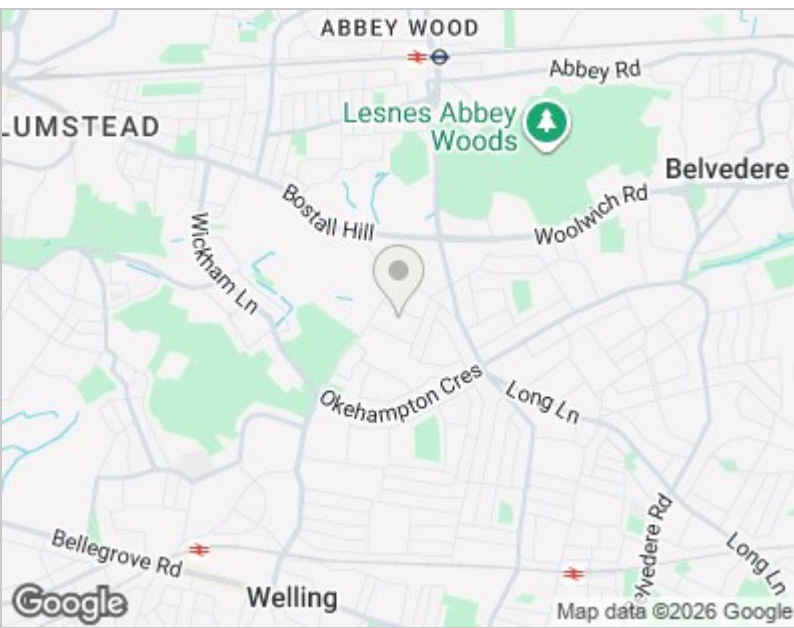
Energy Efficiency Graph



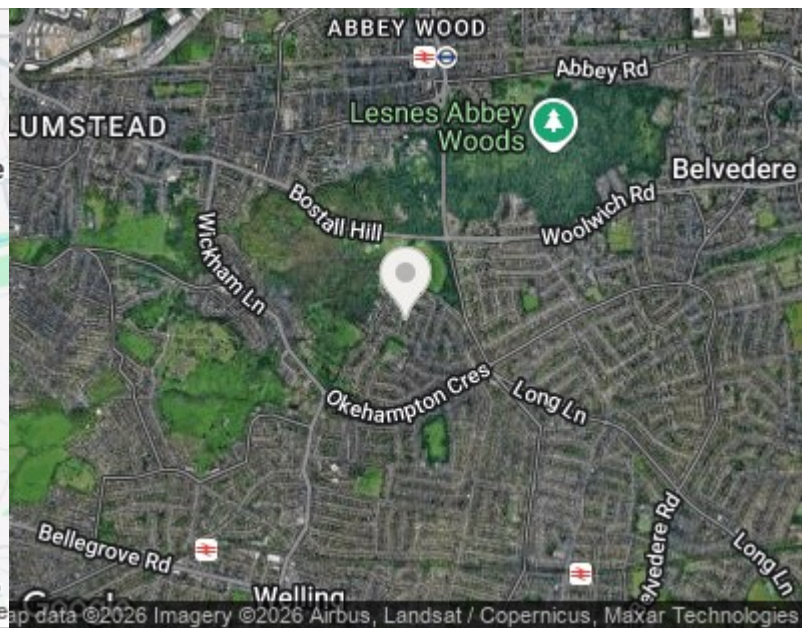
Viewing

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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