

HUNTERS®

HERE TO GET *you* THERE



Brixham Road

Welling, DA16 1EL

Price Range £500,000



- PRICE RANGE £500,000 - £525,000
- Ground floor rear extension
- Four bedroom
- Two receptions & kitchen/breakfast room
- Floor Area: 1236 total sq ft

- Extended semi detached home
- Loft conversion
- First floor bathroom & en suite shower
- Call Hunters to view
- EPC Rating: D

Tel: 020 8304 1000

Brixham Road

Welling, DA16 1EL

Price Range £500,000



**** PRICE RANGE £500,000 - £525,000 ****

Nestled in the sought-after area of Welling, this beautifully presented semi-detached house on Brixham Road offers a perfect blend of modern living and traditional charm. Spanning an impressive 1,236 square feet, this extended Stevens-style home boasts four well-proportioned bedrooms and two bathrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are greeted by a delightful bay-fronted lounge that exudes warmth and character. The dining room provides a perfect setting for family meals, while the extended kitchen/breakfast room at the rear is a true highlight. Featuring skylights, this area is flooded with natural light, creating a bright and inviting atmosphere for cooking and entertaining.

The first floor accommodates two spacious bedrooms along with a family bathroom, ensuring comfort for all. Ascend to the second floor, where you will find two additional bedrooms, including a master suite complete with an en suite shower room, offering a private retreat.

Externally, the property benefits from off-road parking for two vehicles at the front, enhancing convenience. The low-maintenance rear garden is perfect for outdoor relaxation and features side access and a versatile outbuilding. This space can be transformed into a workplace, gym, games room, or bar, catering to your lifestyle needs.

Situated in a popular location, this home enjoys excellent access to local schools, shops, and transport links, making it a practical choice for everyday living. This property is a must-see, so do not hesitate to contact Hunters to arrange a viewing.

Brixham Road, Welling, DA16

Approximate Area = 1073 sq ft / 99.7 sq m

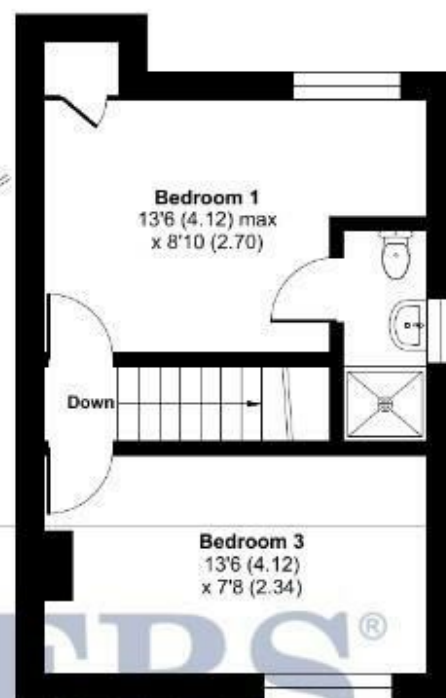
Outbuildings = 163 sq ft / 15.1 sq m

Total = 1236 sq ft / 114.8 sq m

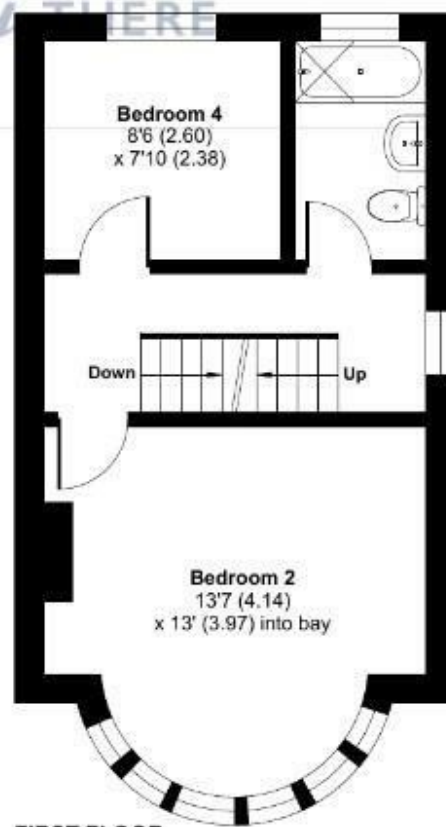
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichexcom 2025. Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1380810



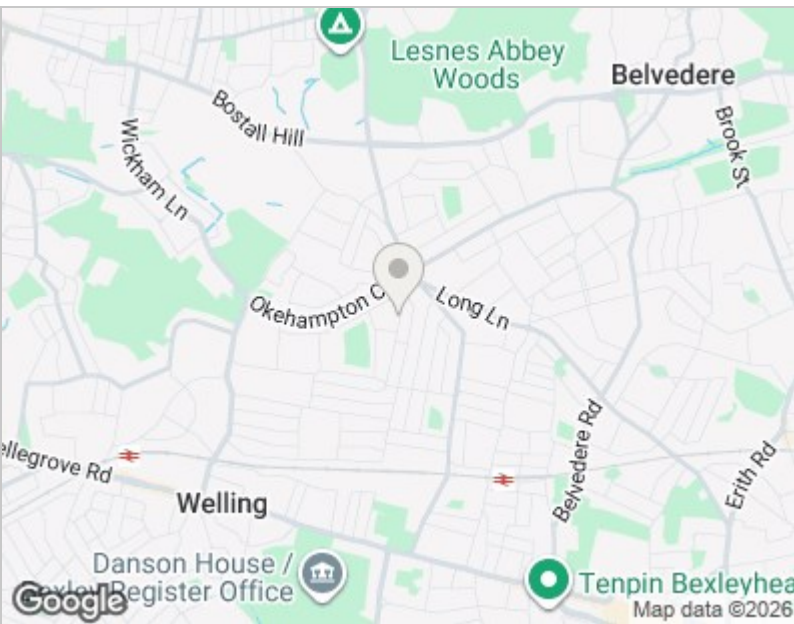




Viewing

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



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

39 High Street, Orpington, Kent, BR6 0JE
Tel: 020 8304 1000 Email: welling@hunters.com
www.hunters.com

