

HUNTERS®

HERE TO GET *you* THERE



Lulworth Road

Welling, DA16 3LQ

Offers Over £500,000



- Chain free
- Easy access to Welling Train Station
- Three bedrooms
- Open plan kitchen/dining room
- Floor Area: 1241 sq ft

- Popular location
- Close to local schools & shops
- Good size lounge
- Call Hunters to view
- EPC Rating: D

Tel: 020 8304 1000

Lulworth Road

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**** CHAIN FREE ****

Nestled on the desirable Lulworth Road in Welling, this charming semi-detached house offers a wonderful opportunity for families and investors alike. Spanning an impressive 1,241 square feet, the property boasts three well-proportioned bedrooms and a conveniently located first-floor bathroom, making it ideal for comfortable living.

Upon entering, you are greeted by a spacious lounge that invites relaxation, while the open-plan kitchen and dining area at the rear of the home creates a perfect space for entertaining family and friends. The large rear garden is a delightful feature, providing ample outdoor space for children to play or for gardening enthusiasts to cultivate their green thumbs. Additionally, the property includes off-road parking for two vehicles, ensuring convenience for residents and guests alike.

The garage to the side of the house, complete with a useful utility area, adds to the practicality of this home, offering extra storage or workspace. This property is chain-free, allowing for a smooth and efficient purchase process.

Situated in a great location, this home is within easy reach of Welling train station, local schools, shops, and various transport links, making it an excellent choice for commuters and families. Furthermore, there is significant potential for future extensions, subject to planning permission, allowing you to tailor the home to your specific needs.

This property is a rare find in a sought-after area, and we invite you to call Hunters Welling to arrange a viewing and explore the possibilities that await you in this lovely home.

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Lulworth Road, Welling, DA16

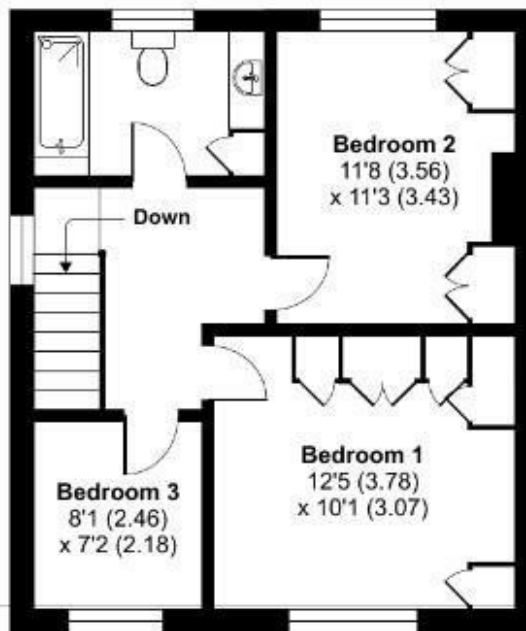
Approximate Area = 1060 sq ft / 98.5 sq m

Garage = 181 sq ft / 16.8 sq m

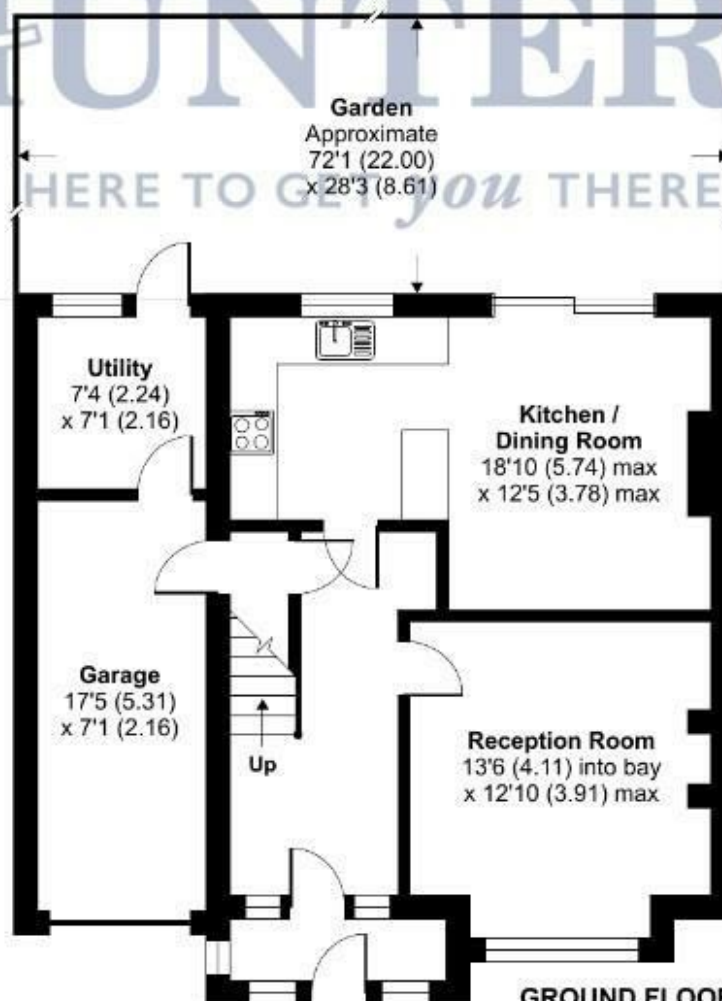
Total = 1241 sq ft / 115.3 sq m



For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1388130

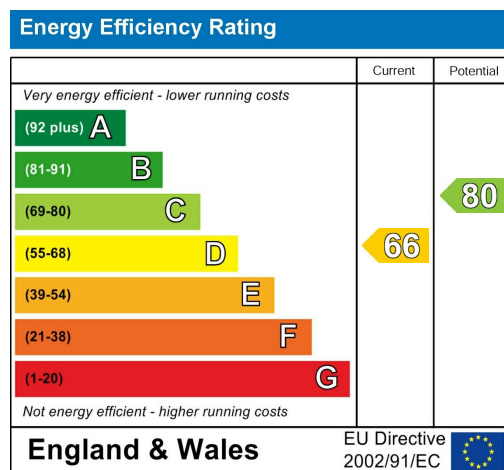
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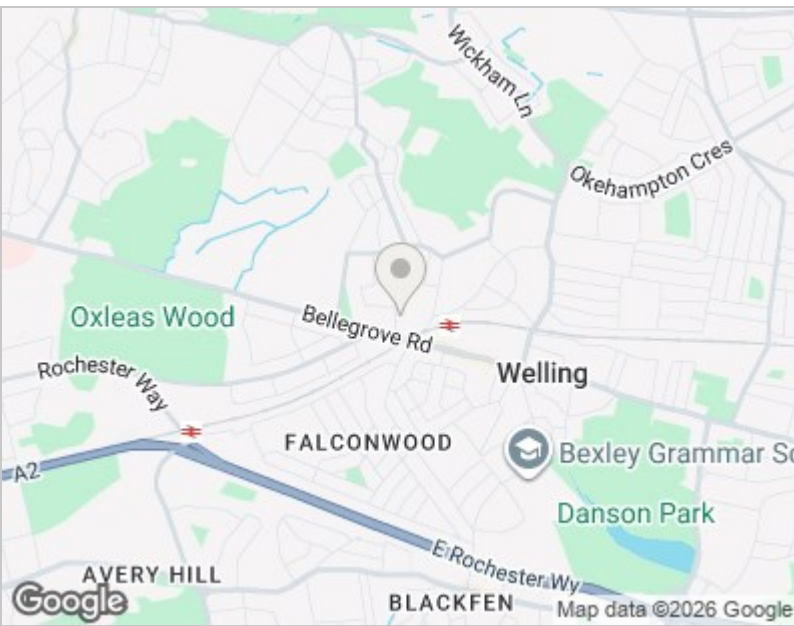
Energy Efficiency Graph



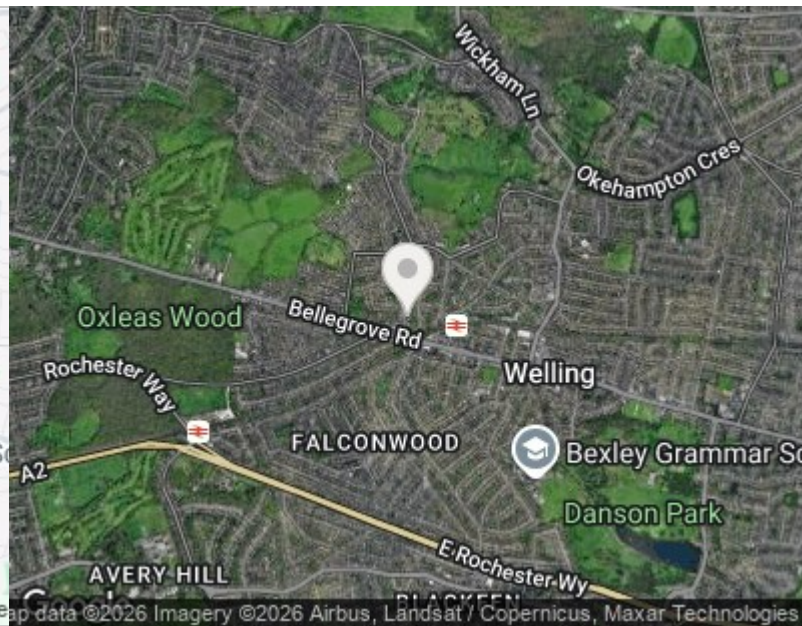
Viewing

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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