

FOR SALE

£450,000 Freehold



Davis & Gibbs

Honiton Road, Welling. DA16

PROPERTY DESCRIPTION

Nestled in a highly sought-after residential road in Welling, this charming three-bedroom semi-detached home offers generous living accommodation, a large private garden, and the added benefit of a spacious garage.

The ground floor welcomes you with a bright and airy bay-fronted reception room, ideal for relaxing evenings, while the separate dining room provides an excellent setting for family meals and entertaining. The well-planned kitchen leads directly to a delightful conservatory, filling the space with natural light and providing beautiful views of the rear garden.

Upstairs, you'll find three well-proportioned bedrooms, including two doubles, each thoughtfully laid out to maximise comfort and storage. A stylish family bathroom completes the first-floor layout. Outside, the property boasts a generous rear garden, providing ample outdoor space for children to play, entertaining guests, or simply unwinding on sunny days. The garage and driveway offer excellent storage and parking solutions.

Honiton Road is positioned within a popular residential area of Welling, well-known for its friendly community and great local amenities. A selection of shops, cafés, supermarkets, and dining options are within easy reach, while nearby parks and green spaces provide fantastic outdoor recreation opportunities. For commuters, Welling Station offers frequent services into London Bridge, Cannon Street, and Charing Cross, making this an ideal location for those travelling into central London. Convenient access to major road links such as the A2 and A20 further enhances connectivity.

Families will also appreciate the excellent choice of highly regarded primary and secondary schools in the area, contributing to Welling's strong reputation as a great place to raise children.

FEATURES

- Chain Free & Freehold
- Three-Bedroom Semi-Detached Home
- Two Spacious Reception Rooms
- Conservatory Overlooking The Garden
- Large Private Rear Garden
- Garage And Off-Street Parking
- Excellent Transport Links Nearby
- Sought-After Location Close To Schools, Shops, And Parkland



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

A welcoming hallway offering access to the main living spaces, complete with stairs leading to the first floor. The layout provides a natural flow through the home.

Reception Room

A bright and spacious bay-fronted living room offering a wonderful focal point for family relaxation. The generous proportions allow for multiple furniture layouts while the large bay window floods the room with natural light.

Dining Room

Positioned to the rear of the home, this well-sized dining room is perfect for both everyday meals and entertaining guests. Its proximity to the kitchen enhances convenience and functionality.

Kitchen

A practical and efficiently designed kitchen with ample worktop and storage space. It includes room for appliances and offers direct access to the conservatory and garage.

Conservatory

A charming extension to the main living area, the conservatory provides additional flexibility. Whether used as a family room, play area, or peaceful reading space. Doors open directly onto the rear garden, blending indoor and outdoor living.

Garage

A spacious attached garage with internal access, offering secure parking, workshop space, or great potential for conversion (subject to usual permissions). Rear garden access enhances practicality.

First Floor

Bedroom 1

A generous primary bedroom featuring a beautiful bay window and plenty of floor space for wardrobes and furnishings. Positioned at the front of the home, it creates a peaceful and comfortable retreat.

Bedroom 2

Another spacious double bedroom with excellent natural light and versatile space for storage and furniture. Ideal as a children's bedroom or guest accommodation.

Bedroom 3

A well-proportioned single bedroom that would make an ideal nursery, guest room, or dedicated home office.

Family Bathroom

A stylish and well-appointed bathroom complete with bathtub, wash basin, and WC. Positioned conveniently for all bedrooms and finished with a modern feel.



FLOORPLAN & EPC

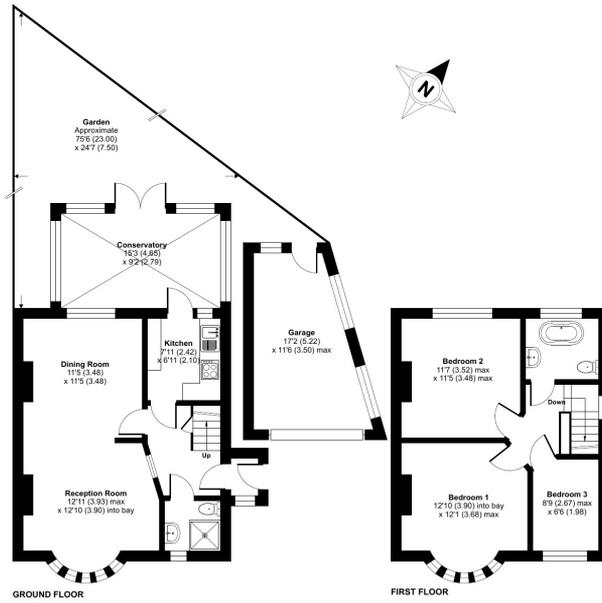
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Approximate Area = 1041 sq ft / 96.7 sq m

Garage = 155 sq ft / 14.4 sq m

Total = 1196 sq ft / 111 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Davis & Gibbs. REF. 1385243

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	