



Montrose Avenue | Welling, Kent, DA16 2QU



Offers In the Region Of: £500,000

Freehold

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## Montrose Avenue, Welling

Offered to the market CHAIN FREE is this well presented THREE BEDROOM end of terrace home. Conveniently located for Falconwood mainline station, local schools and Oxleas Woods.

### Property Features

- Council Tax: D
- EPC Rating: E
- 13FT LOUNGE
- 15FT DINING ROOM
- FIRST FLOOR SHOWER ROOM
- PLANNING APPROVED REF: 23/01951/FUL
- OFF STREET PARKING
- DOUBLE GLAZING
- CHAIN FREE



## Interior

**Entrance Hall:** Double glazed door to front, double glazed window to front and wood flooring.

**Lounge:** 4m x 3m (13'1" x 9'10") Double glazed bay window to front, shutter style blinds and wood flooring.

**Dining Room:** 4.67m x 3m (15'4" x 9'10") Double glazed windows to rear, wood flooring and double glazed doors to rear.

**Kitchen:** 3.58m x 1.5m (11'9" x 4'11") Fitted with a range of wall and base units with contrasting work surfaces. Localised tiled walls, vinyl flooring, double glazed window to rear and double glazed door to rear.

**Landing:** Double glazed window to side, carpet as fitted and loft access.

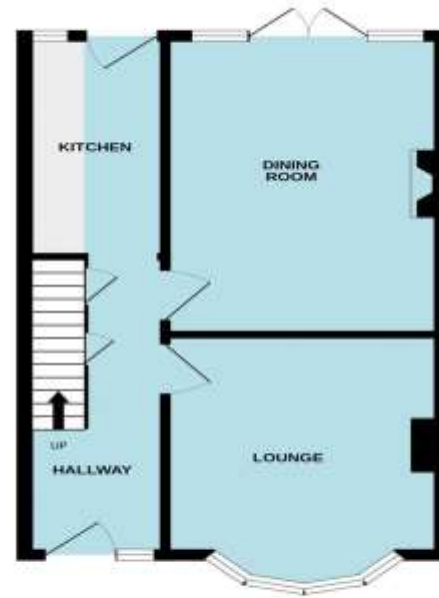
**Bedroom 1:** 4.8m x 2.7m (15'9" x 8'10") Double glazed bay window to front, shutter style blinds and carpet as fitted.

**Bedroom 2:** 4.04m x 2.9m (13'3" x 9'6") Double glazed window to rear and carpet as fitted.

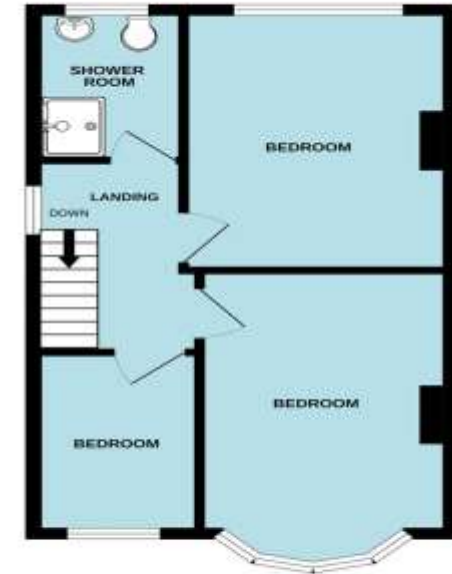
**Bedroom 3:** 2.8m x 1.78m (9'2" x 5'10") Double glazed window to front, shutter style blinds and carpet as fitted.

**Shower Room:** Fitted with a three piece suite comprising of pedestal wash hand basin, low level wc and separate walk in shower cubicle. Tiled walls, wood tile effect flooring and double glazed window to rear.

GROUND FLOOR  
394 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
287 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be used as a substitute for a professional survey. The floorplan is for illustrative purposes only and should not be used as a basis for any decision. The services, fixtures and equipment shown have not been tested and no guarantee is given as to their operability or efficiency over the years.  
Made with MyHomeplan 10/2024







## Exterior

**Garden:** Mainly laid to lawn with patio area and mature edge shrub borders. Gate to rear.

**Parking:** Driveway providing off street parking.

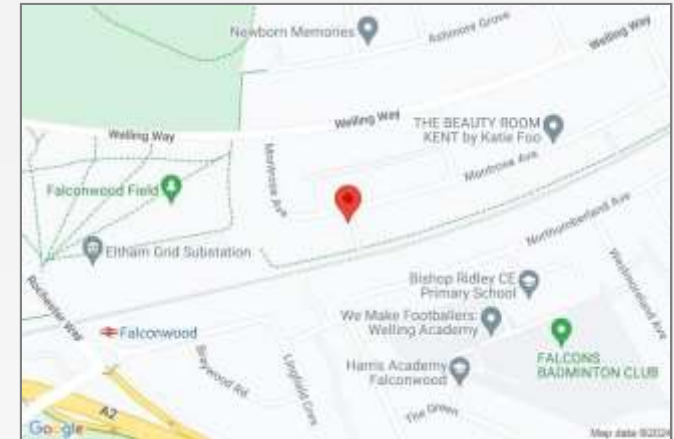
## Additional Information

Please note that rear access is subject to legal verification.

Planning approved. Reference no: 23/01951/FUL

## Property Location

Montrose Avenue, Welling, Kent, DA16 2QU



**FOR MORE INFORMATION CONTACT US TODAY.**

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