



Montrose Avenue | Welling, Kent, DA16 2QS



Guide Price: £425,000 - £450,000

Freehold

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## Montrose Avenue, Welling

A well presented THREE BEDROOM TERRACED family home. Conveniently located for Falconwood mainline station, Welling station, Oxleas Woods, local schools and shops.

### Property Features

- Council Tax: D
- EPC Rating: C
- 13FT LOUNGE
- 15FT LOUNGE
- DOUBLE GLAZING
- CENTRAL HEATING
- OFF STREET PARKING
- GARDEN



## Interior

**Entrance Hall:** Wooden door to front and wood style laminate flooring.

**Lounge:** 3.96m x 3.05m (13' x 10') Double glazed bay window to front and wood style laminate flooring.

**Dining Room:** 4.67m x 3.02m (15'4" x 9'11") Double glazed double doors to rear and carpet as fitted.

**Kitchen:** 3.53m x 1.47m (11'7" x 4'10") Fitted with a range of wall and base units with contrasting work surfaces. Wood style laminate flooring, double glazed window to rear and double glazed door to rear.

**Landing:** Carpet as fitted.

**Bedroom 1:** 4.67m x 2.74m (15'4" x 9') Double glazed bay window to front and carpet as fitted.

**Bedroom 2:** 4.01m x 2.9m (13'2" x 9'6") Double glazed window to rear, built in wardrobe and carpet as fitted.

**Bedroom 3:** 2.97m x 1.8m (9'9" x 5'11") Double glazed window to front and carpet as fitted.

**Shower Room:** Fitted with a three piece suite comprising of vanity wash hand basin, low level wc and separate walk in shower cubicle. Chrome style heated towel rail, tiled walls, vinyl flooring and double glazed window to rear.

# New to Market

## Property awaiting floorplan





## Exterior

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

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

**Garage:** Garage to rear with wooden doors.

## Additional Information

Please note that rear access is subject to legal verification.

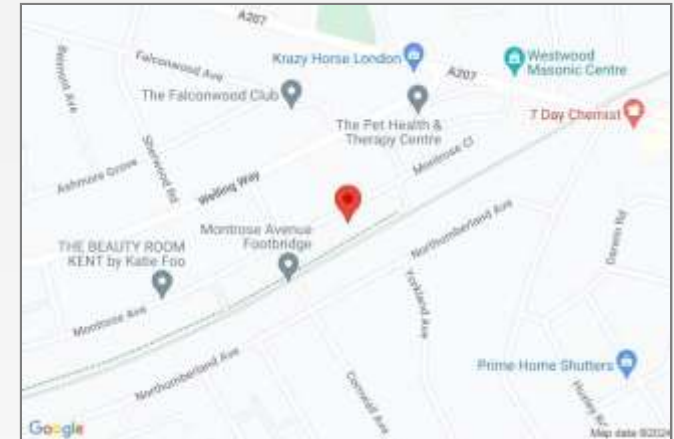
Welling has been a favoured town for many years, with access to Bexley borough's four grammar schools as well as the 78-hectare Danson Park, with its historic house, boating lake, sports pitches, splash park and pub.

The town's heart is in the High Street, where you'll find shops, pubs, restaurants and the mainline train station, with its direct trains to London.

Don't miss Crook Log Leisure Centre – Welling's sports and pool complex.

## Property Location

Montrose Avenue, Welling, Kent, DA16 2QS



**FOR MORE INFORMATION  
CONTACT US TODAY.**

Scott Dowler - Branch Manager  
020 8303 5213

Robinson Jackson  
146 Welling High Street,  
Welling,  
DA16 1TJ

welling@robinson-jackson.com

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