



Monmouth Close | South Welling, Kent, DA16 2DX



Guide Price: £450,000 - £465,000

Freehold

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## Monmouth Close, South Welling

A well presented TWO BEDROOM SEMI-DETACHED family home which is situated on the ever popular 'South' side of Welling. Convenient for schools, Welling mainline station and Danson Park.

### Property Features

- Council Tax: D
- EPC Rating: D
- 12FT LOUNGE
- 17FT KITCHEN/DINER
- GROUND FLOOR WC
- CONSERVATORY
- DOUBLE GLAZED/CENTRAL HEATING
- OFF STREET PARKING
- GARDEN



## Interior

**Porch:** Double glazed door to front.

**Entrance Hall:** Wooden door to front, double glazed window to side and LVT flooring.

**Lounge:** 3.94m x 3.15m (12'11" x 10'4") Double glazed bay window to front and LVT flooring.

**Conservatory:** 3.15m x 2.36m (10'4" x 7'9") Double glazed windows to rear and sides, double glazed door to garden and LVT flooring.

**Kitchen/Diner:** 5.2m x 4.7m (17'1" x 15'5") Fitted with a modern range of wall and base units and contrasting work surfaces. Integrated hob, oven and filter hood. LVT flooring, double glazed window to rear and double glazed door to conservatory.

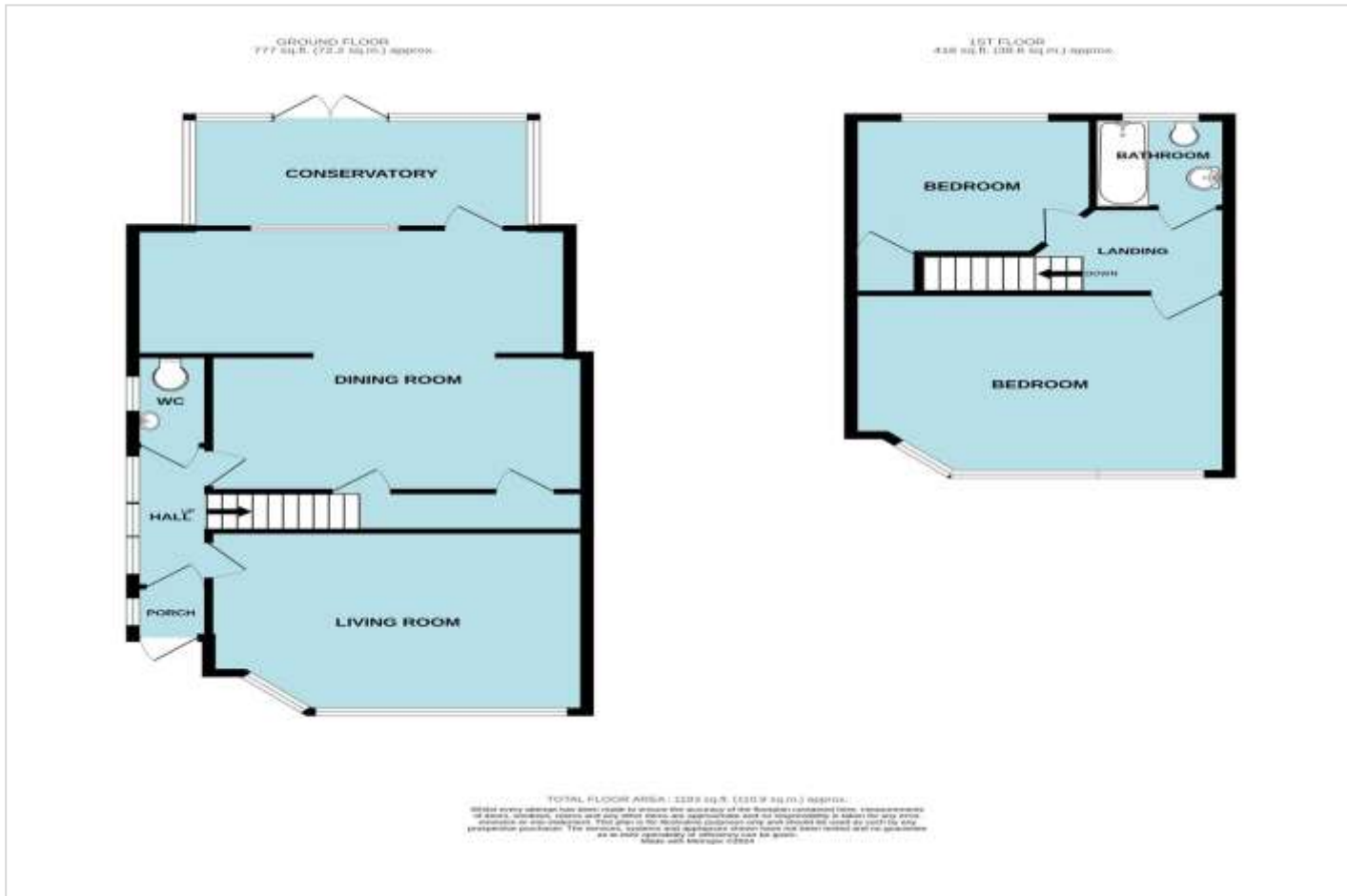
**Ground Floor WC:** Fitted with a two piece suite comprising of vanity wash hand basin and low level wc. Tiled walls, LVT flooring and double glazed window to side.

**Landing:** Carpet as fitted and loft access.

**Bedroom 1:** 4m x 3.3m (13'1" x 10'10") Double glazed bay window to front, built in wardrobes and carpet as fitted.

**Bedroom 2:** 2.54m x 2.2m (8'4" x 7'3") Double glazed window to rear, built in cupboard and carpet as fitted.

**Bathroom:** Fitted with a three piece suite comprising of vanity wash hand basin, low level wc and panelled bath with shower over and glass shower screen. Tiled walls, Amtico flooring and double glazed window to rear.





## Exterior

**Garden:** Mainly laid to lawn with paved patio area. Summer house with decked area.

**Parking:** Block paved driveway providing off street parking.

## Additional Information

Please note that the vendor of this property is a relation of the Robinson Jackson Group.

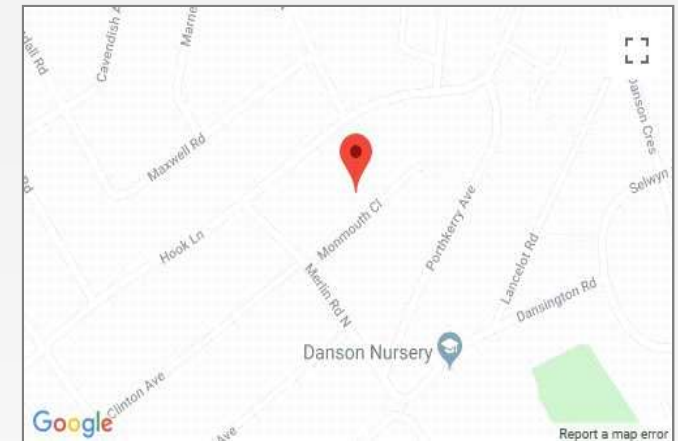
Welling has been a favoured town for many years, with access to Bexley borough's four grammar schools as well as the 78-hectare Danson Park, with its historic house, boating lake, sports pitches, splash park and pub.

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

Monmouth Close, South Welling, Kent, DA16 2DX



**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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