

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



DORSET AVENUE
WELLING DA16 2PX
£2,200 Per month



22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk
www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



DORSET AVENUE
WELLING DA16 2PX

- THREE BEDROOMS
- GARAGE
- DRIVEWAY
- EPC D
- COUNCIL TAX BAND D
- CLOSE TO BR STATION
- GREAT LOCATION
- LOFT ROOM

CURRENTLY BEING REDECORATED - PICTURES TO FOLLOW

Welcome to this spacious three-bedroom semi-detached house located in the desirable Dorset Avenue in Welling. This charming property offers a perfect blend of comfort and convenience, making it an ideal family home.

As you enter, you are greeted by a large lounge that provides ample space for relaxation and entertaining.

The property boasts three well-proportioned bedrooms, providing plenty of room for family members or guests. Additionally, there is a loft room that can serve as a study, hobby room, or extra storage space, catering to your lifestyle requirements.

The location is particularly advantageous, being in close proximity to Falconwood BR station, which offers excellent transport links for commuting to London and beyond. This makes it a great choice for those who work in the city but prefer the tranquillity of suburban living.

Outside, the property features a driveway, providing convenient off-street parking. The garden space offers potential for outdoor activities, gardening, or simply enjoying the fresh air.

In summary, this semi-detached house on Dorset Avenue is a fantastic opportunity for anyone seeking a spacious and well-located family home. With its generous living areas, convenient transport links, and potential for personalisation, this property is not to be missed.

Available 6th December
EPC D
Council Tax D

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS