



## Monkton Road, , Welling, Kent, DA16 3JU

- Popular location
- Room to extend (STPP)
- Two reception rooms
- Off road parking
- Floor Area: 930 sq ft
- Close to Welling train station
- Three bedrooms
- Good size garden
- Call Hunters to view
- EPC Rating: D

**Offers Over £425,000**





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## DESCRIPTION

\*\* PRICE RANGE £425,000 - £450,000 \*\*

\*\* PROCEEDABLE BUYERS ONLY \*\*

New to the market is this 1930's semi detached family home, the property is located on Monkton Road which is a great location as gives you good access to the local schools, shops and transport including being within walking distance to Welling train station.

The accommodation on offer comprises of an entrance hall which leads into the open plan lounge/dining room, this space has been made open plan which now gives a great sense of space. The kitchen is to the rear of the home.

To the first floor there are three good size bedrooms and the family bathroom.

Externally there is a large rear garden and off road parking to the front for two cars.

Others in the are have extended to the rear and into the loft area, so if you are looking for future potential then this type of property is a great choice!

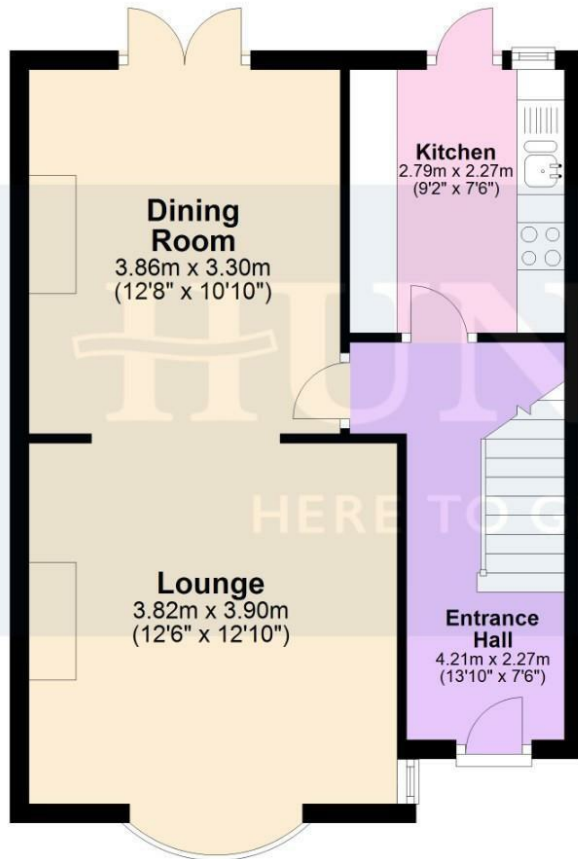
Call Hunters to arrange your viewing!





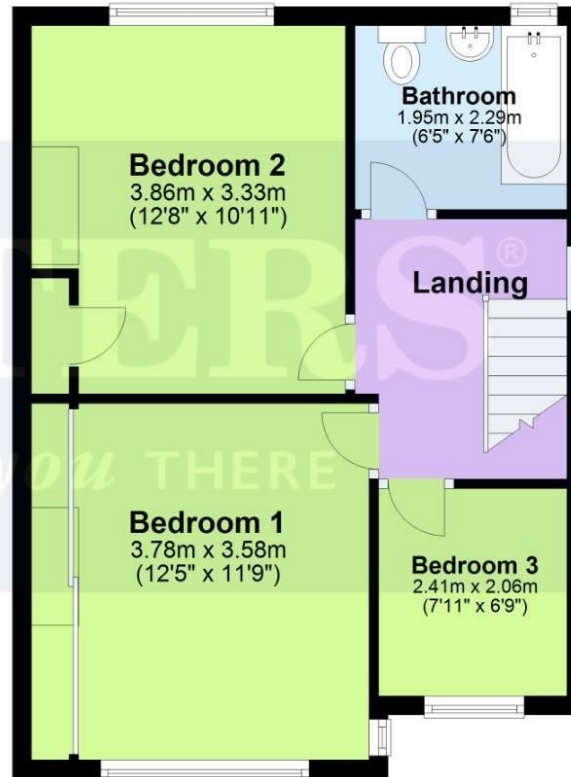
## Ground Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



## First Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



Total area: approx. 86.5 sq. metres (930.7 sq. feet)

### Viewings

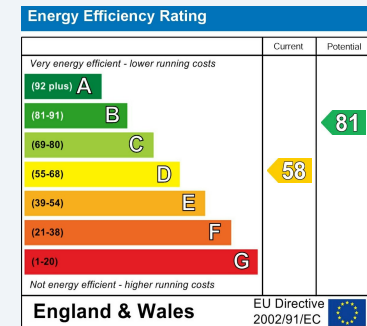
Please contact [welling@hunters.com](mailto:welling@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.