

HUNTERS[®]

HERE TO GET *you* THERE



Montrose Avenue

Welling, DA16 2QX

Price Range £450,000



- Sought after location
- Walking distance to Welling Train Station
- Open plan lounge/diner & Extended kitchen
- Off road parking & good size garage
- Floor Area: 1477 total sq ft

- Close to local schools, shops & Oxleas Woods
- Extended mid terrace home
- Ground floor bathroom & en suite shower to bedroom one
- Call Hunters to view
- EPC Rating: D

Tel: 020 8304 1000

Montrose Avenue

Welling, DA16 2QX

Price Range £450,000



**** PRICE RANGE £450,000 - £475,000 ****

Located on the desirable Montrose Avenue in Welling, this charming mid-terrace house is a true gem. Boasting two reception rooms, four bedrooms, and two bathrooms spread across 1,477 sq ft, this property offers ample space for comfortable living.

The property features an open plan lounge/diner, an extended kitchen, and a ground floor bathroom, providing a modern and spacious feel. The first floor houses four well-appointed bedrooms, with the master bedroom benefiting from an en suite shower in the loft conversion.

Convenience is key with parking available for 3 vehicles, off-road parking for two cars at the front, and a generous garage at the rear. The well-maintained rear garden is perfect for relaxing or entertaining guests.

Situated in a sought-after location, this home is close to local schools, shops, Welling train station, and the picturesque Oxleas Woods, offering the perfect blend of suburban tranquillity and urban amenities.

Don't miss the opportunity to make this extended mid-terrace property your new home. Contact Hunters today to arrange a viewing and experience the charm of Montrose Avenue for yourself.

Montrose Avenue, Welling, DA16

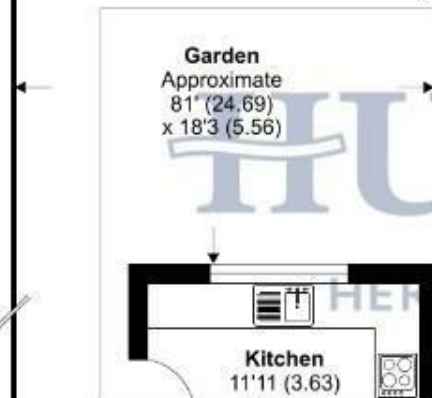
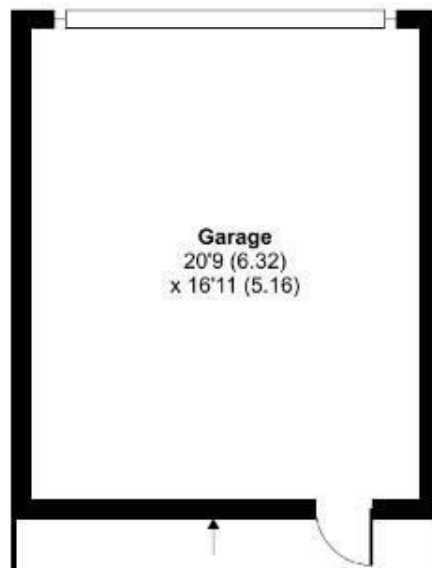
Approximate Area = 1051 sq ft / 97.6 sq m

Limited Use Area(s) = 68 sq ft / 6.3 sq m

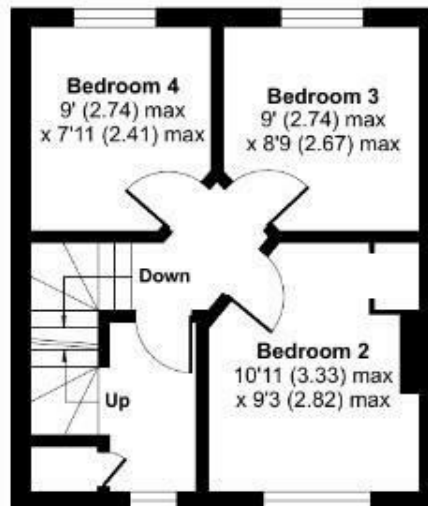
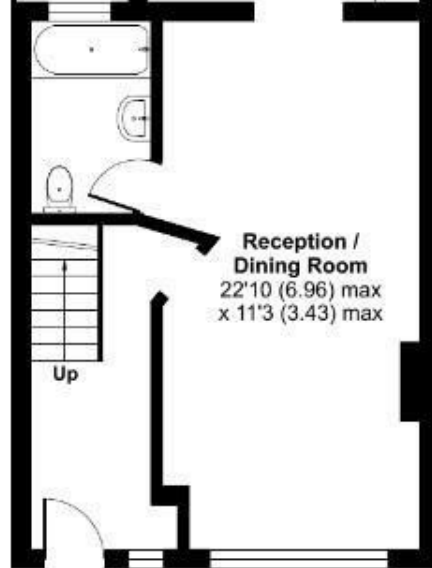
Garage = 358 sq ft / 33.3 sq m

Total = 1477 sq ft / 137.2 sq m

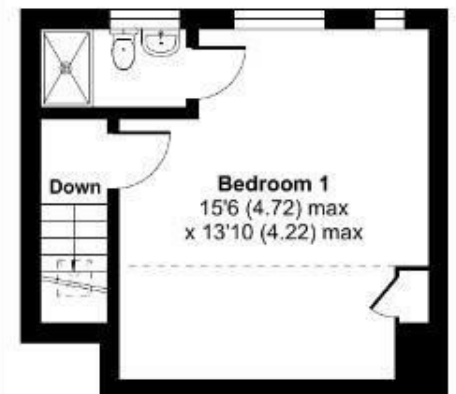
For identification only - Not to scale



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FIRST FLOOR



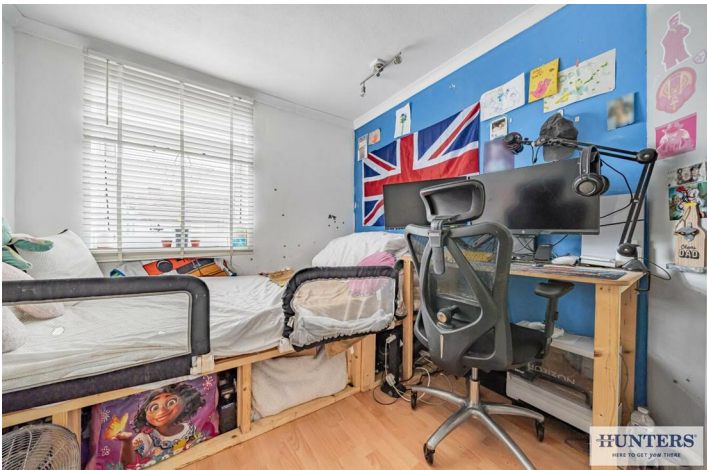
SECOND FLOOR

GROUND FLOOR



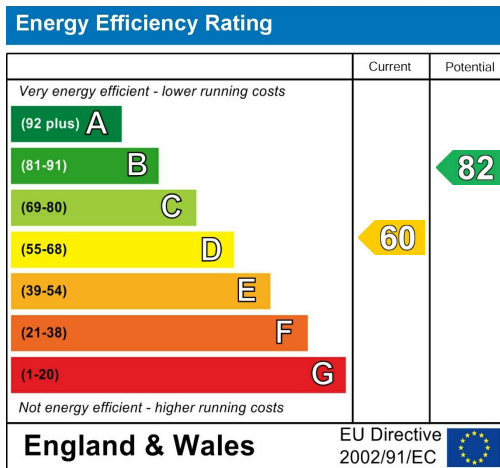
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1140142







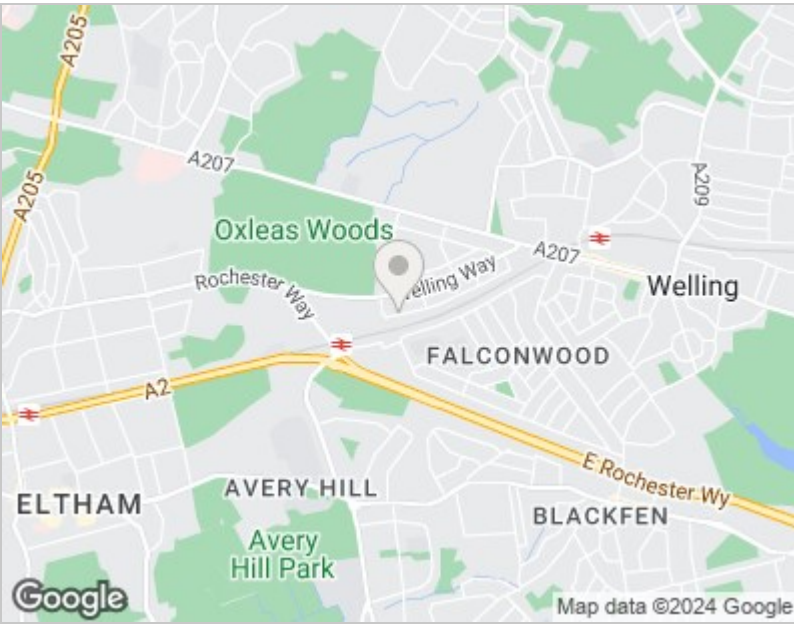
Energy Efficiency Graph



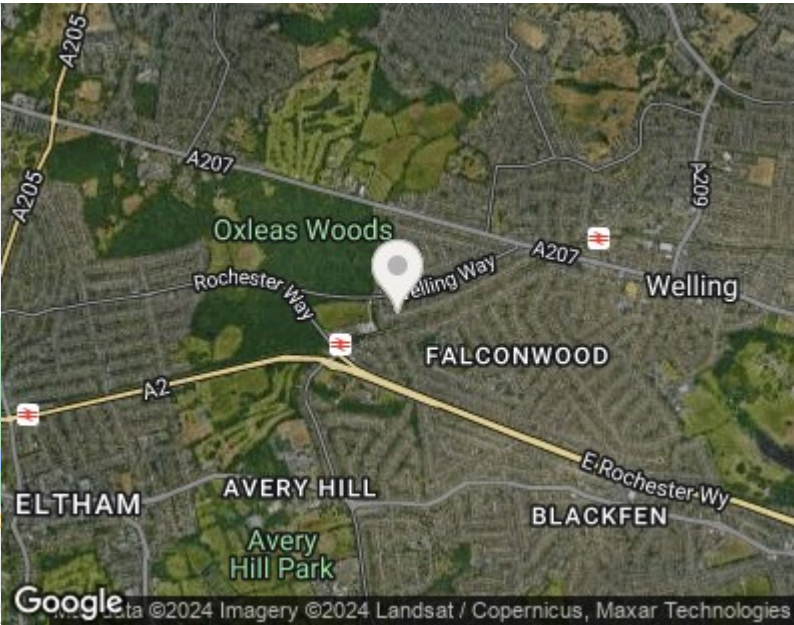
Viewing

Please contact our Hunters Welling Office on 020 8304 1000 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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