



Offers in Region of £625,000
Montrose Avenue, Welling, Kent, DA16
2QS

Christopher
Russell
PROPERTY SERVICES



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A stunning three double bedroom semi detached house that has recently been extended and completely refurbished finished to an exceptionally high standard.

This impressive family home is situated within a very short walk of Welling train station and the former Eastcote Primary School now known as Leigh Stationers' Primary Academy. Bexley Grammar School is nearby.

The ground floor accommodation comprises, enclosed entrance porch, shower room with WC, living room with beautiful oak sliding doors separating it from a stunning open planned kitchen/diner family room with bi-fold doors and a central kitchen island. There is a separate utility room off the kitchen area.

The first floor features three double bedrooms with the main bedroom having a walk in wardrobe. There is a luxury family bathroom suite also on the first floor.

This impressive home features underfloor heating to the hall, kitchen/family room have underfloor heating, the rest of the property features gas central heating. The kitchen has recently been installed and has a range of integrated appliances complimented with quartz work surfaces and island. All walls and ceiling have all been newly plastered, the wiring was rewired and heating recently installed with a new boiler. Both the bathroom and shower room have been recently installed.

There is off street parking on the front driveway for two or three cars.

The rear garden features a patio and lawn.

Council Tax Band D.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | 76 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |